

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto:bds@portlandoregon.gov) 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



### APPEAL SUMMARY

**Status:** Decision Rendered

<b>Appeal ID:</b> 16170	<b>Project Address:</b> 621 SW Alder St, Unit #700
<b>Hearing Date:</b> 11/22/17	<b>Appellant Name:</b> Ivana Gazic
<b>Case No.:</b> B-008	<b>Appellant Phone:</b> 503-206-3814
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Steven Freeh
<b>Project Type:</b> commercial	<b>Stories:</b> 9 <b>Occupancy:</b> B <b>Construction Type:</b> I-A
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> Yes - fully sprinklered
<b>Appeal Involves:</b> Alteration of an existing structure <b>LUR or Permit Application No.:</b> 17-254540-CO	
<b>Plan Submitted Option:</b> pdf [File 1] [File 2]	<b>Proposed use:</b> not given

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** OSSC713.14.1; Table 716.5

**Requires** Minimum fire rating for the elevator lobby enclosure walls is 1 HR (OSSC713.14.1)  
Minimum door assembly rating for the elevator lobby door is 20 minutes (OSSC Table 716.5)

**Proposed Design** The proposed design consists of 1-HR fire rated partition walls (P84) and 1/2" tempered glass at Door # 722 and at the new windows into the office space. In place of the fire rated doors and windows, we propose a deluge sprinkler wall wash system installed to the satisfaction of the Fire Marshal's Office on either side of the glass door (#722) and the new windows (see attached plan A4.01). This "water curtain" system is described in the National Fire Protection Association (NFPA) Standard No. 13, Section 5-3.7 and 4-13.14.1 to protect proposed non-fire rated door construction in an exit-access doorway. In addition, silicone smoke gasketing will be installed on all edges of glass door and at glass panel joints.

**Reason for alternative** There is a large desire to provide visual connection between the lobby space and the actual office space and to bring "borrowed" natural light into the elevator lobby space to make the office entrance more inviting for the visitors and easier for orientation.

Closely spaced, quick response sprinkler heads (@ 6' o.c. minimum) will be located at the ceiling on both sides of the door opening and the glazing and will be designed to wash glazing for maximum effect.

Water curtains are a recommended means of providing exposure protection to buildings. Reference NFPA 13 Section 3-7 and Section 5.6.

This substitution/alternate method is used frequently and widely in the City of Portland and other Jurisdictions. Window sprinkler systems have been used for fire protection of the elevator lobby doors and windows on previous recent renovations on level 3 and 8 in the same building.

**Appeal item 2**

<b>Code Section</b>	OSSC 1008.1.9
<b>Requires</b>	Two means of egress are required from the 7th floor per Table 1021.2(2). The elevator lobby is also required to have two means of egress and door #722 cannot be locked to prevent egress from either side without an approved appeal. Please revise the hardware operation of the door or provide an approved appeal for a break glass/alarm/call box system at this location so that occupants in the elevator lobby can also reach one of the fire escapes even when the office is unoccupied.
<b>Proposed Design</b>	The existing exit system throughout the building consists of 1 exit stair and 2 fire escape stairs. Two means of egress from the elevator lobby space (ENTRY 732 - sheet A4.01) are provided through the existing door leading to the exit stair, and through the suite entry door #722 leading to the office space and the fire escape stairs. Since the office entrance door (#722) is to be locked after normal business hours, to provide the second means of egress from the elevator lobby after normal business hours, we are proposing to install a box with a suite entry key and a glass door with signage "KEY INSIDE; IN CASE OF EMERGENCY BRAKE GLASS WITH ATTACHED HAMMER"
<b>Reason for alternative</b>	The office entrance door (#722) is to be locked after normal business hours for the security reasons, since there are no elevator access controls on the main floor. After normal business hours, access to the suite and escape stairs is provided with the key located in the box with glass door and signage "KEY INSIDE; IN CASE OF EMERGENCY BRAKE GLASS WITI ATTACHED HAMMER".

**APPEAL DECISION**

**1. Sprinkler curtain in lieu of 1 hour rated openings in elevator lobby: Granted provided sprinklers are installed per the Fire Marshal's office and are capable of wetting the entire surface. A separate permit from the Fire Marshal's Office is required.**

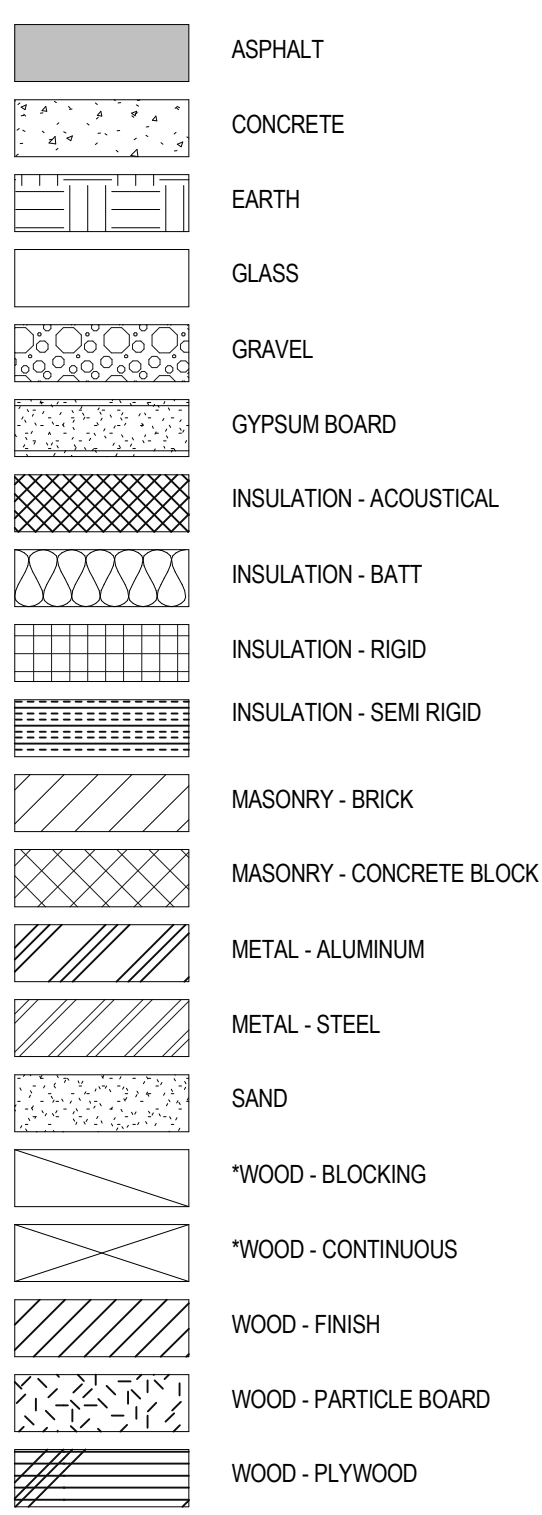
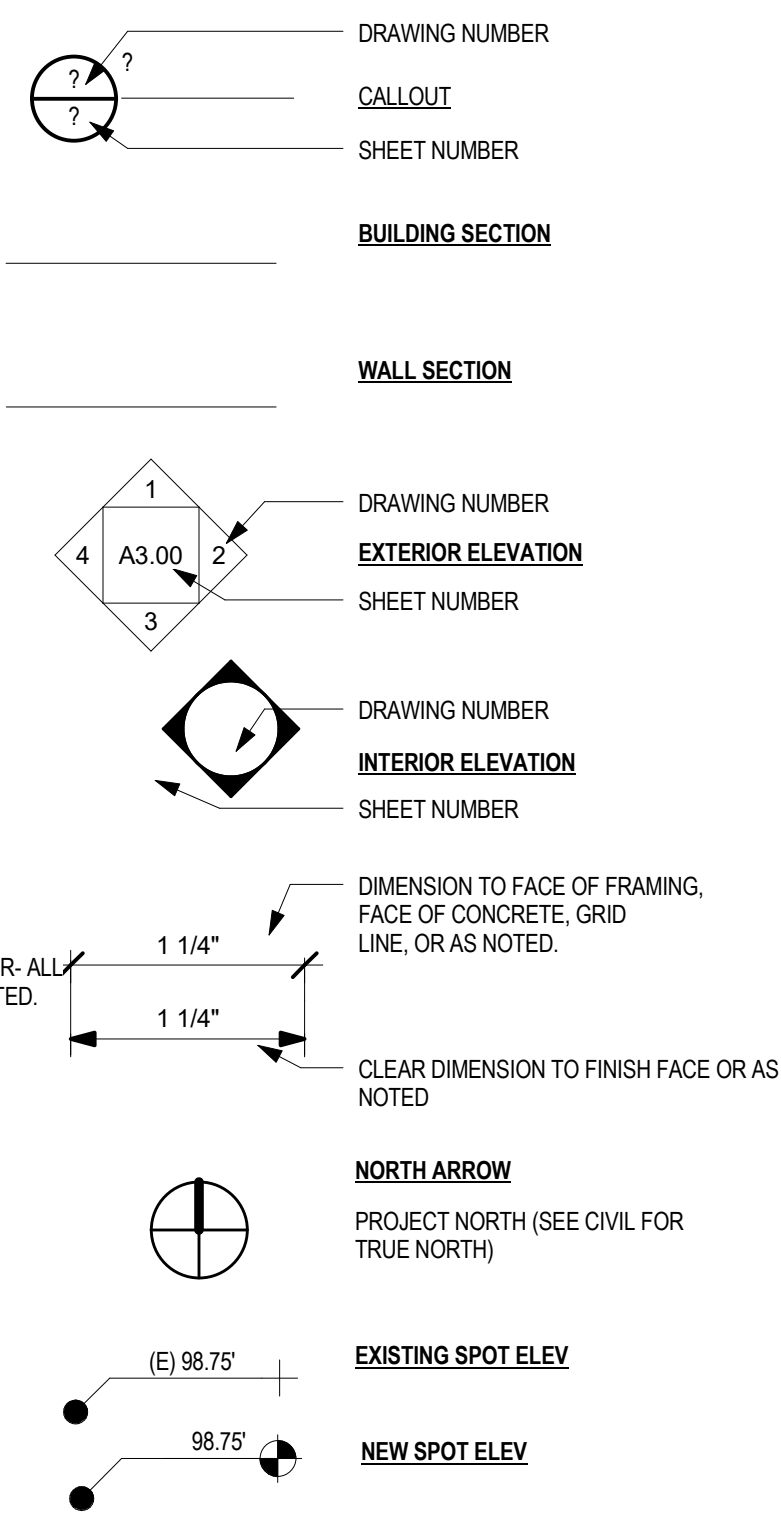
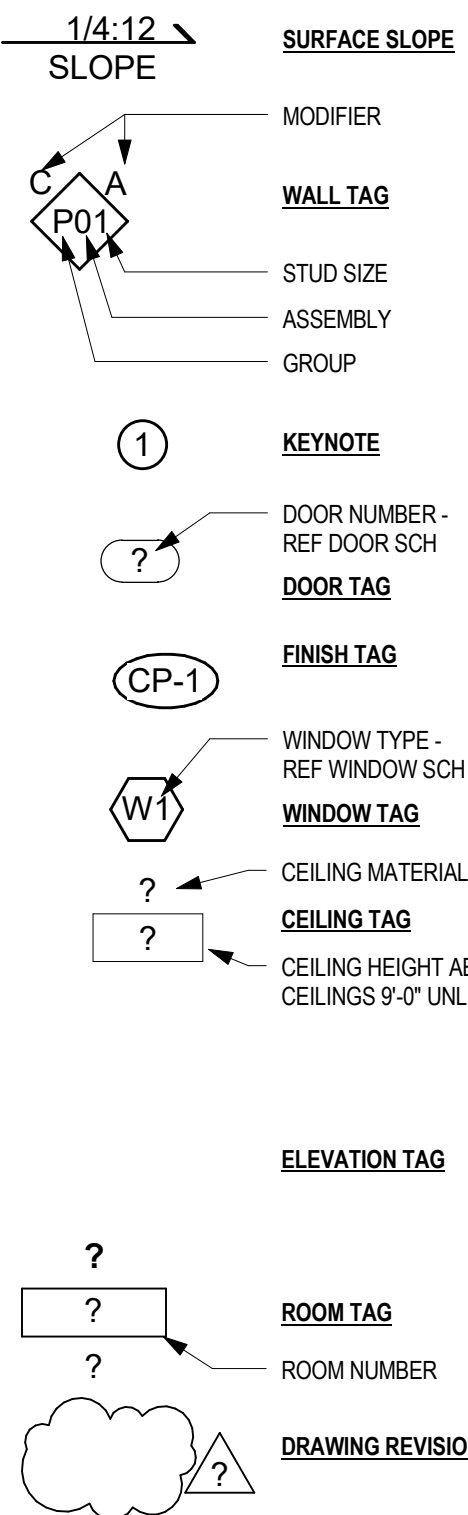
**2. Egress access to 2nd exit with break glass device in elevator lobby: Denied. Proposal does not provide equivalent Life Safety protection.**

**Appellant may contact Gary Boyles (503-823-3778) for more information.**

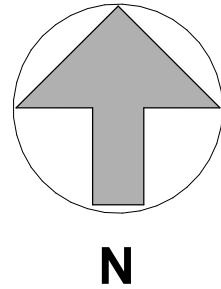
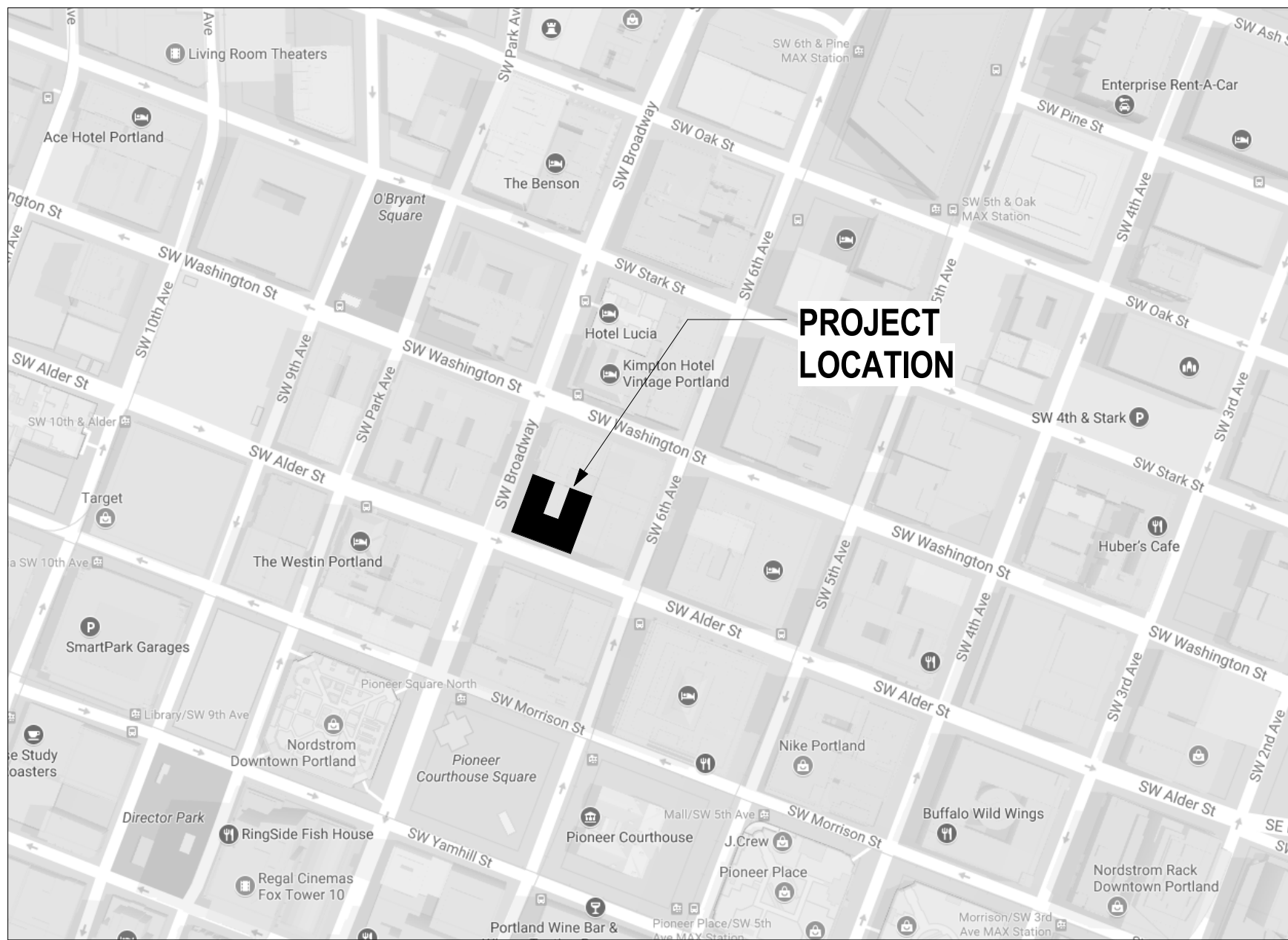
For the item granted, the Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to [www.portlandoregon.gov/bds/appealsinfo](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

## ABBREVIATIONS



### VICINITY MAP



## PROJECT CONTACTS

<b>Owner:</b>	<b><u>Manashe Properties</u></b> 621 SW 44th Street Unit#800 Portland, OR 97205 TEL: (503) 224-4868 ATTN: Nicol Mckoon EMAIL: nicol@manasheproperties.com	<b>Contractor:</b>	<b><u>Styline Interiors Inc.</u></b> 921 SW Washington Suite 455 Portland, OR 97205 TEL: (503) 206-8914 ATTN: Phil Potter EMAIL: philpotter@stylineinteriors.com
<b>Architect:</b>	<b><u>Clark/Kops Architects</u></b> 333 NW Fifth Avenue Portland, OR 97209 TEL: (503) 224-4868 ATTN: Irene Gasic, Project Architect EMAIL: irenagasic@clarkandkops.com	<b>Mechanical:</b>	<b><u>Hunter-Davison, Inc.</u></b> 1800 SE Pershing Street Portland, OR 97202 TEL: (503) 234-0477 FAX: (503) 542-3619 ATTN: David McCool EMAIL: dmccool@hunterdavison.com

0	APPROXIMATELY	DT	DR	DR	INCL	INCLUDE(D), (ING)	REV	REVISION(S), REVISED
1	DIAMETER	DWR	DRAWER	ID	ID	INSIDE DIAMETER	RI	RIGHT HAND
2	PERPENDICULAR	DWG	DRAWING(S)	INS	INSULATED, INSULATION	R	R	RISER
3		DF	DRINKING FOUNTAIN	INSUL	INSULATED, INSULATION	RD	RD	ROOF DRAIN
4	ABOVE FINISH FLOOR			INT	INTERIOR	RM	RM	ROOM
5	ACCESS PANEL	EA	EACH			RO	RO	ROUGH OPENING
6	ACCESSIBLE	E	EAST	JANT	JANITOR	RND	RND	ROUND
7	ACQUACUSTICAL TILE	EPDM	ETHYLENE PROPYLENE DIENE MONOMER	JC	JANITOR'S CLOSET			
8	ADDENDUM	ELEC	ELECTRICAL	JO	JOINT	SCHED	SCHEDULE	SCHEDULE
9	ADHESIVE	EP	ELECTRICAL PANEL BOARD	ACT		SEC	SEC	SECTION
10	AGGREGATE	EL	ELEVATION	LAM	LAMINATED(I)	SV	SV	SHEET VINYL
11	AIR CONDITIONING	EMER	EMERGENCY	LAV	LAVATORY	SM	SM	SIMILAR
12	ALTERNATE	ENCL	ENCLOSURE(S)	LH	LEFT HAND	S	S	SLEEVE
13	ALUMINUM	EQ	EQUAL	LW	LIGHTWEIGHT	SC	SC	SOLID CORE
14	ALUM	EQUIP	EQUIPMENT			S	S	SOUTH
15	ANCHOR BOLT	EST	ESTIMATE	MB	MACHINE BOLT	SPEC	SPEC	SPECIFICATION(S)
16	ANCHORED	EXH	EXHAUST	MR	MANAGER	SQ	SQ	SQUARE
17	ARCHITECT(URAL)	EX	EXISTING	MH	MAN-HOLE	STD	STD	STANDARD
18	AREA DRAIN	EXP	EXPANSION	MFR	MANUFACTURER(I)	STL	STL	STEEL
19	AUTOMATIC	EB	EXPANSION BOLT	MO	MASONRY OPENING	STR	STR	STRUCTURAL
20		EJT	EXPANSION JOINT	MX	MAXIMUM	SUPP	SUPP	SUPPLEMENT, SUPPLY
21	BATT INSULATION	EXP	EXPOSED	MECH	MECHANICAL	SUSP	SUSP	SUSPENDED
22	BEAM BOARD	EXT	EXTERIOR	MWP	MEMBRANE WATERPROOFING			
23	BENCH MARK			MTL	METAL	TB	TB	TACKBOARD
24	BITUMINUM	FOC	FACE OF CONCRETE	MP	METAL PANEL	TEL	TEL	TELEPHONE
25	BOLLARD	FOS	FACE OF STEEL	MEZ	MEZZANINE	TV	TV	TELEVISION
26	BOTH SIDES	FPL	FIBER-REINFORCED PLASTIC	MIN	MINIMUM	TEMP	TEMP	TEMPERED
27	BOTTOM	FGR	FIBERGLASS	MSC	MISCELLANEOUS	T&G	T&G	TONGUE AND GROOVE
28	B.O. BOTTOM OF	FF	FINISH FLOOR	MDO	MODULAR	TO	TO	TOP OF
29	B.RZ. BRONZE	FIN	FINISHED	MGB	MOISTURE RESISTANT GYPSUM WALL BOARD	TCC	TCC	TOP OF CURB OR CONCRETE
30	BUILDING	FA	FIRE ALARM			TOF	TOF	TOP OF FRAMING
31	BUILDING PAPER	FEX	FIRE EXTINGUISHER	MULL	MULLION	TW	TW	TOP OF WALL
32		FEC	FIRE EXTINGUISHER CABINET			TB	TB	TOWEL BAR
33	CASEMENT	FHC	FIRE HOSE CABINET	NAT	NATURAL	TS	TS	TUBE STEEL
34	CAST IRON	FT	FIRE TREATED	NOM	NOMINAL	TYP	TYP	TYPICAL
35	CATCH BASIN	PP	PREPROOFING	N	NORTH			
36	CEILING	FLASHG	FLASHING	NC	NOT IN CONTRACT	UN	UN	UNLESS NOTED OTHERWISE
37	CEILING HEIGHT	FHMS	FLATHEAD MACHINE SCREW	NTS	NOT TO SCALE	UNO	UNO	UNLESS OTHERWISE NOTED
38	CEMENT	FHWS	FLATHEAD WOOD SCREW					
39	CENTER	FLO	FLOOR CLEANOUT	OBS	OBSCURE	VB	VB	VAPOR BARRIER
40	CTL	FD	FLOOR DRAIN, FIRE DAMPER	OC	ON CENTER(S)	VERT	VERT	VERTICAL
41	CL. CLEARANCE	FLR	FLOOR(ING)	OPG	OPENING	VG	VG	VERTICAL GRAB
42	CLO. CLOSED CIRCUIT TV	FLOR	FLUORESCENT	OPP	OPPOSITE	VCT	VCT	VINYL COMPOSITION TILE
43	COL. COLUMN	FAP	FLAT APPLIED FLOORING	OD	OUTSIDE DIAMETER	VS	VS	VINYL STRINGER
44	CONC. CONCRETE	FTG	FOOTING	CHMS	CHWALHEAD MACHINE SCREW	VT	VT	VINYL TREAD
45	CONJ. CONCRETE MASONRY UNIT	FND	FOUNDATION	OWS	OVALHEAD WOOD SCREW			
46	CONTINUOUS, CONTINUE	FR	FRAME(D), (ING)	OA	OVERALL	WC	WC	WATER CLOSET
47	CONNECTION	FS	FULL SIZE, FLAME SPREAD	OH	OVERHEAD	WP	WP	WATERPROOFING
48	CONST			OF	OWNER FURNISHED, CONTRACTOR INSTALLED	WS	WS	WATERSTOP
49	CONTRACT	GALV	GALVANIZED	OF	OWNER FURNISHED, OWNER INSTALLED	WWF	WWF	WELDED WIRE FABRIC
50	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED					W	W	WEST
51	COORD. COORDINATE	GP	GALVANIZED PIPE			WI	WI	WIDE, WIDE
52	CJ. CONTROL JOINT	GSS	GALVANIZED STEEL SHEET	PNT	PAINTED	W	W	WITH
53	CG CORNER GUARD	GA	GAUGE	PNL	PANEL	WO	WO	WITHOUT
54	CS COUNTERSINK	GL	GLASS, GLAZING	PJ	PANEL JOINT	WO	WO	WOOD
55	C.S. COUNTERSINK	GB	GRAB BAR	PTD	PAPER TOWEL DISPENSER	WANEL	WANEL	WOOD PANELING
56	C.S. COURSE(S)	GYP	GYPSUM	PAR	PARAPET			
57	CF CUBIC FOOT	GB	GYPSUM BOARD	PTN	PARTITION			
58	CY CUBIC YARD	GYP BD	GYPSUM BOARD	PERF	PERFORATED			
59		GWB	GYPSUM WALL BOARD	PLAM	PLASTIC LAMINATE			
60	DAMP-PROOFING			PLAT	PLATFORM			
61		HBD	HARDBOARD	PLYWD	PLYWOOD			
62	DEMOLISH/DEMOLITION	HDW	HARDWARE	PVC	POLYVINYL CHLORIDE			
63	DEMOUNTABLE	HWD	HARDWOOD	PC	PORTLAND CEMENT			
64	DEPRESSED	HDR	HEADER	PSF	POUNDS PER SQUARE FOOT			
65	DETAIL	HTG	HEATINGS	PSI	POUNDS PER SQUARE INCH			
66	DIA. DIAGONAL	HVAC	HEATING, VENTILATING, AIR CONDITIONING	PP	PREPAINTED			
67	DIAMETER	HD	HEAVY DUTY	PT	PRESSURE TREATED			
68	DIMENSION	HT	HEIGHT					
69	DISHWASHER	HC	HOLLOW CORE	QT	QUARTY TILE			
70	DISPENSER	HM	HOLLOW METAL					
71	DIVISION	HOR	HORIZONTAL	RAD	RADIUS			
72	DR	HORIZ	HORIZONTAL	REFR	REFERENCE			
73	DR. DOUBLE	HB	HOSE BIBB	REF	REFRIGERATOR			
74	DOUBLE ACTING DOWN	HWH	HOT WATER HEATER	RENF	REINFORCED (ING)			
75	DOWN	HR	HOUR	REQ	REQUIRED			
76	DOWNSPOUT			RA	RETURN AIR			

**-ARCHITECTURAL-**

A2.13	Unnamed
G0.00	GEN. NOTES, SYMBOL, ABBRE. & FINISH CODE
G1.00	FIRE AND LIFE SAFETY
G2.00	PARTITION TYPES
D2.00	DEMOLITION PLAN
D3.01	DEMOLITION RCP
A2.01	FLOOR PLAN
E2.01	FINISH PLAN
Q2.01	EQUIPMENT PLAN
A3.01	REFLECTED CEILING PLAN
A3.20	RCP - ROUTING INTENT PLAN
A4.01	ELEVATOR LOBBY
A5.01	INTERIOR ELEVATIONS
A5.02	INTERIOR ELEVATIONS
A5.03	INTERIOR ELEVATIONS
A5.04	INTERIOR ELEVATIONS
A9.00	INTERIOR DETAILS
A9.40	CASEWORK SCHEDULE
A9.50	DOOR SCHEDULE

**-MECHANICAL-**

M1.0 NEW HVAC

**SEPARATE PERMITS FROM FIRE MARSHAL'S OFFICE  
REQUIRED FOR ALTERNATIONS AND ADDITIONS TO  
EXISTING SPRINKLER OR FIRE ALARM SYSTEM**

The General Contractor shall schedule a Firestopping Meeting with the Building Inspector and all Subcontractors that will be installing firestopping materials. Each Subcontractor will provide a list of Firestop materials/assemblies which will be used, the type of penetrations where each material/assembly will be used; and the listing and approval information (i.e. UL, ICC or other approved report/listing numbers.) This information must be submitted to, and approved by, the Building Inspector prior to any installation

**C L A R K // K J O S**



333 NW 5th Ave.  
Portland, OR 97209  
Phone: 503/224-4848  
Fax: 503/224-7116

**CKA OFFICE REMODEL**  
**7TH FLOOR - ELECTRIC BUILDING**

621 SW Alder St., Portland, OR 97205

BUILDING CODE APPEAL

**GEN. NOTES,  
SYMBOL, ABBRE. &  
FINISH CODE**

**G0.00**



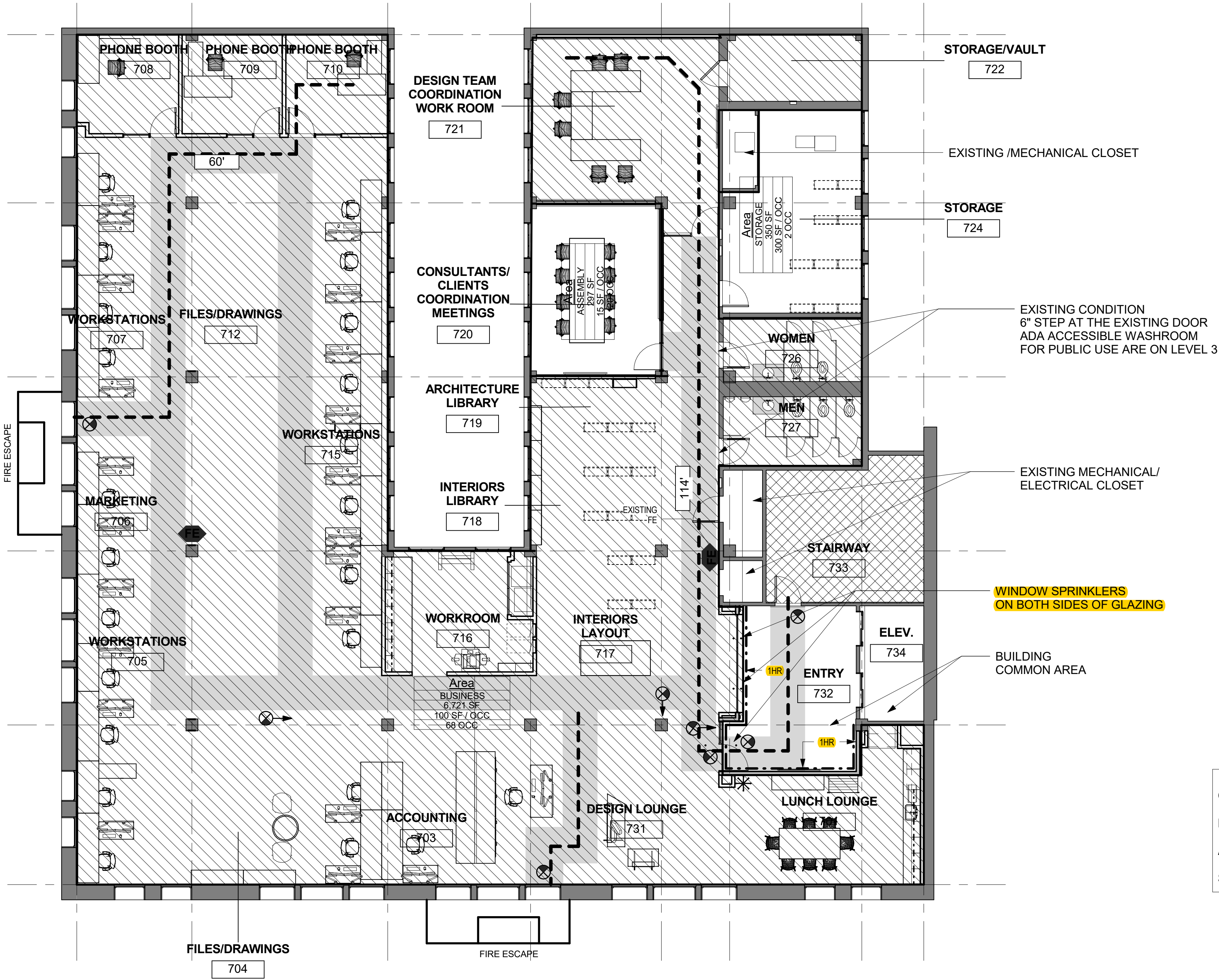
CODE REVIEW FOR "AREA OF WORK"

PROJECT NAME:	CKA NEW OFFICE - TENANT IMPROVEMENTS		
ADDRESS:	621 SW ALDER STREET #700 PORTLAND, OR 97205		
OWNER:	MENASHE PROPERTIES 621 SW ALDER STREET #800 PORTLAND, OR 97205		
CODES:	OREGON STRUCTURAL SPECIALTY CODE 2014 NFPA 101- CHAPTER 38		
OCCUPANCY:	GROUP B		
NUMBER OF STORIES:	8-STORY TENANT IMPROVEMENT WORK IS ON LEVEL 7		
CONSTRUCTION TYPE:	IA (Existing Building)		
FIRE PROTECTION:	FULLY SPRINKLED		
FIRE ALARM SYSTEM:	YES		
ALLOWABLE SQUARE FOOTAGE:	(TABLE 503) ALLOWABLE SQUARE FOOTAGE FOR GROUP B MODIFICATION FOR AUTOMATIC SPRINKLERS TOTAL AREA ALLOWED	9,000 SF +200%	18,000 SF
ACTUAL SQUARE FOOTAGE:	LEVEL 7 - 8000 SF		
FIRE SEPARATION DISTANCE:	>10' (Existing Building)		
MAXIMUM AREA OF EXTERIOR WALL OPENINGS:	N/A (Existing Building) UNPROTECTED, SPRINKLERED 30' OR GREATER- NOT REQUIRED		
BUSINESS OCCUPANT LOAD:	1/100 SF		
MAX. COMMON PATH OF TRAVEL (1014.3):	75 FT (100' W/ SPRINKLER)		
MAX. TRAVEL DISTANCE(1016.1):	200 FT (300' W/ SPRINKLER)		
FIRE RESISTIVE RATINGS: (TABLE NO. 601, 602 OF THE I.B.C.) (Existing Building)			
BUILDING ELEMENT (P-10' SEPARATION)	TYPE IA		
STRUCTURAL FRAME	3 HOUR		
BEARING WALLS			
EXTERIOR	3 HOUR		
INTERIOR	3 HOUR		
NON BEARING WALLS AND PARTITIONS			
EXTERIOR	0 HOUR		
INTERIOR	0 HOUR		
FLOOR CONSTRUCTION			
INCLUDING SUPPORTING BEAMS AND JOISTS	2 HOUR		
ROOF CONSTRUCTION			
INCLUDING SUPPORTING BEAMS AND JOISTS	1.5 HOUR		
EXTERIOR DOORS AND WINDOWS	0 HOUR		

FIRE & LIFE SAFETY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL TRADES ARE THOROUGHLY FAMILIAR AND COMPLY WITH THE REQUIREMENTS LISTED IN THE "FIRE AND LIFE SAFETY STANDARDS" (FLSS)
2. ALL RATED ASSEMBLIES SHALL BE CONSTRUCTED TO PREVENT THE MOVEMENT OF FLAME OR GASSES PER CODE
3. INSTALL RATED ENCLOSURES FOR ALL RECESSED ITEMS IN RATED WALLS PER CODE. SEE ARCHITECTURAL DETAILS.
4. ALL PENETRATIONS THROUGH RATED ASSEMBLIES IN AREA OF WORK SHALL BE FIRESTOPPED OR SEALED PER CODE.
5. THE CONTRACTOR SHALL FIELD VERIFY THE CONDITION OF THE EXISTING FLSS SYSTEMS IN THE AREAS OF WORK THAT MAY REQUIRE UPDATING. AREAS INCLUDE (BUT ARE NOT LIMITED TO) THE FOLLOWING:
  - A. CONTRACTOR TO VERIFY THAT ALL EXISTING PENETRATIONS OF RATED ASSEMBLIES WHICH ARE EXPOSED TO VIEW DURING CONSTRUCTION ARE COMPLIANT WITH CODE REQUIREMENTS.
  - B. CONTRACTOR TO EXTEND ANY EXISTING WALL (WITHIN THE AREA OF WORK) TO STRUCTURE WHICH IS REQUIRED BY FLSS BUT DOES NOT PRESENTLY EXIST.
  - C. CONTRACTOR TO VERIFY THAT ALL DUCTWORK PENETRATIONS THROUGH RATED ASSEMBLIES ARE EQUIPPED WITH FIRE AND/OR SMOKE DAMPERS AS REQUIRED BY CODE.
  - D. VERIFY THAT THE FIRE ALARM, EMERGENCY LIGHTING, AND EMERGENCY POWER IN THE AREA OF WORK CONFORMS TO THE FLSS "ELECTRICAL STANDARDS" SECTION FOR THE OCCUPANCY TYPE INDICATED ON THE FLS PLANS
6. SEE ELECTRICAL FOR EXIT SIGN LOCATIONS

The General Contractor shall schedule a Firestopping Meeting with the Building Inspector, and all Subcontractors that will be installing firestopping materials. Each Subcontractor will provide a list of Firestop materials/assemblies which will be used, the type of penetrations where each material/assembly will be used; and the listing and approval information (i.e. UL, ICC or other approved report/listing numbers.) This information must be submitted to, and approved by, the Building Inspector prior to any installation



LEGEND

ROOM OCCUPANCY TAG		
?	SUITE NAME	
?	OCCUPANCY TYPE	
?	AREA	
?	OCC	OCCUPANT RATIO
?	OCC	OCCUPANT NUMBER
---	1 HOUR WALL	
---	2 HOUR WALL	
---	3 HOUR WALL	
---	4 HOUR WALL	
---	SMOKE BARRIER	
---	SMOKE PARTITION	
---	SUITE SEPARATION	
X'-X"	EGRESS TRAVEL DISTANCE	
---	COMMON PATH OF EGRESS TRAVEL	
---	SMOKE COMPARTMENT TRAVEL DISTANCE	
X	EXIT STAIR	
---	EXIT PASSAGEWAY	
---	FIRE EXTINGUISHER	
---	EXIT SIGN (ARROW(S) INDICATES DIRECTION (IF SHOWN))	
999	OCCUPANT EXIT LOAD	
999	CUMULATIVE OCCUPANT EXIT LOAD	
H	HORIZONTAL EXIT	

OCCUPANCY:			
BUSINESS	6,720 SF/100	68 OCCUPANT LOAD	
ASSEMBLY	298 SF/15	20 OCCUPANT LOAD	
STORAGE	350 SF/300	2 OCCUPANT LOAD	TOTAL: 90 OCCUPANT LOAD

CKA OFFICE REMODEL

7TH FLOOR - ELECTRIC BUILDING

621 SW Alder St., Portland, OR 97205

ISSUE DATE: 11/17/2017  
REVISIONS:  
1 REVISION 2 11/08/2017

FIRE AND LIFE SAFETY

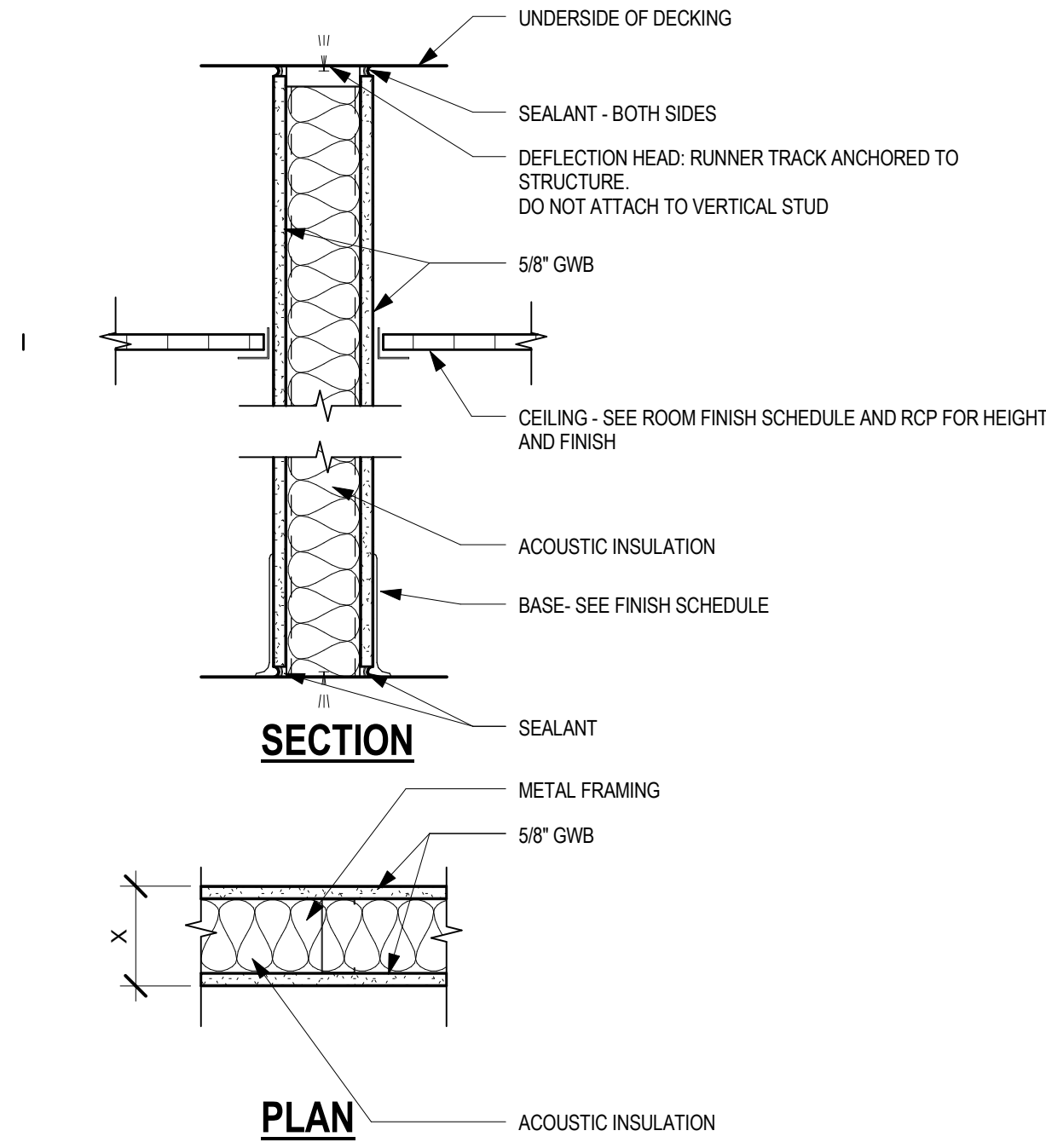
G1.00

BUILDING CODE APPEAL

REGISTERED ARCHITECT  
SCOTT D. COMBS  
PORTLAND, OREGON  
STATE OF OREGON

CLARK KJOS ARCHITECTS, LLC  
333 NW 5th Ave.  
Portland, OR 97209  
Phone: 503/224-4848  
Fax: 503/224-7116





METAL STUDS AND RUNNERS ARE NOMINAL 25 GAGE UNLESS OTHERWISE SPECIFIED

A44

X = 4 7/8

A46

X = 7 7/8"

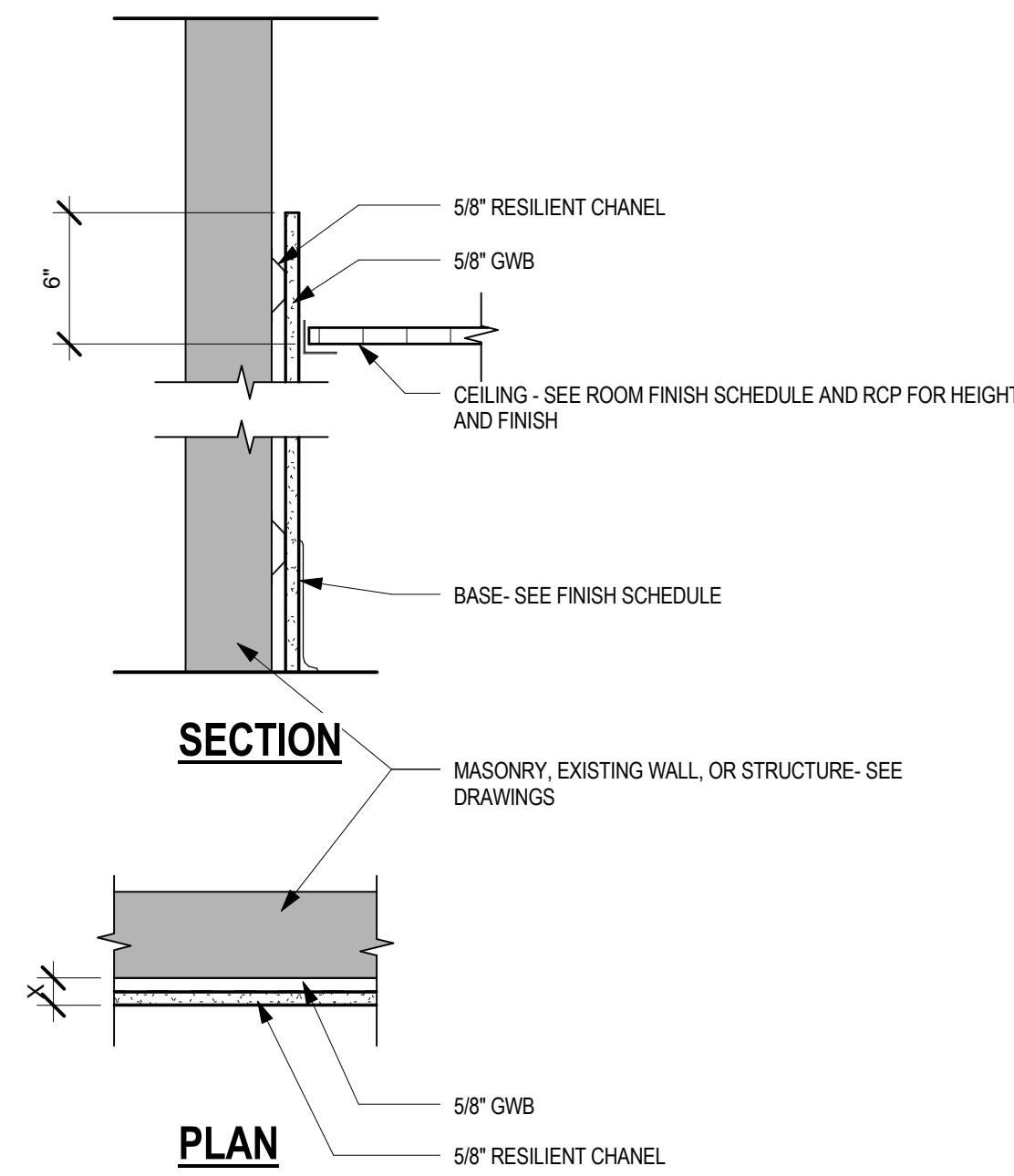
A4

ACOUSTIC WALL 46 STC RATING

1 1/2" = 1'-0"

STC = 45-49

GA FILE NO. WP 1072



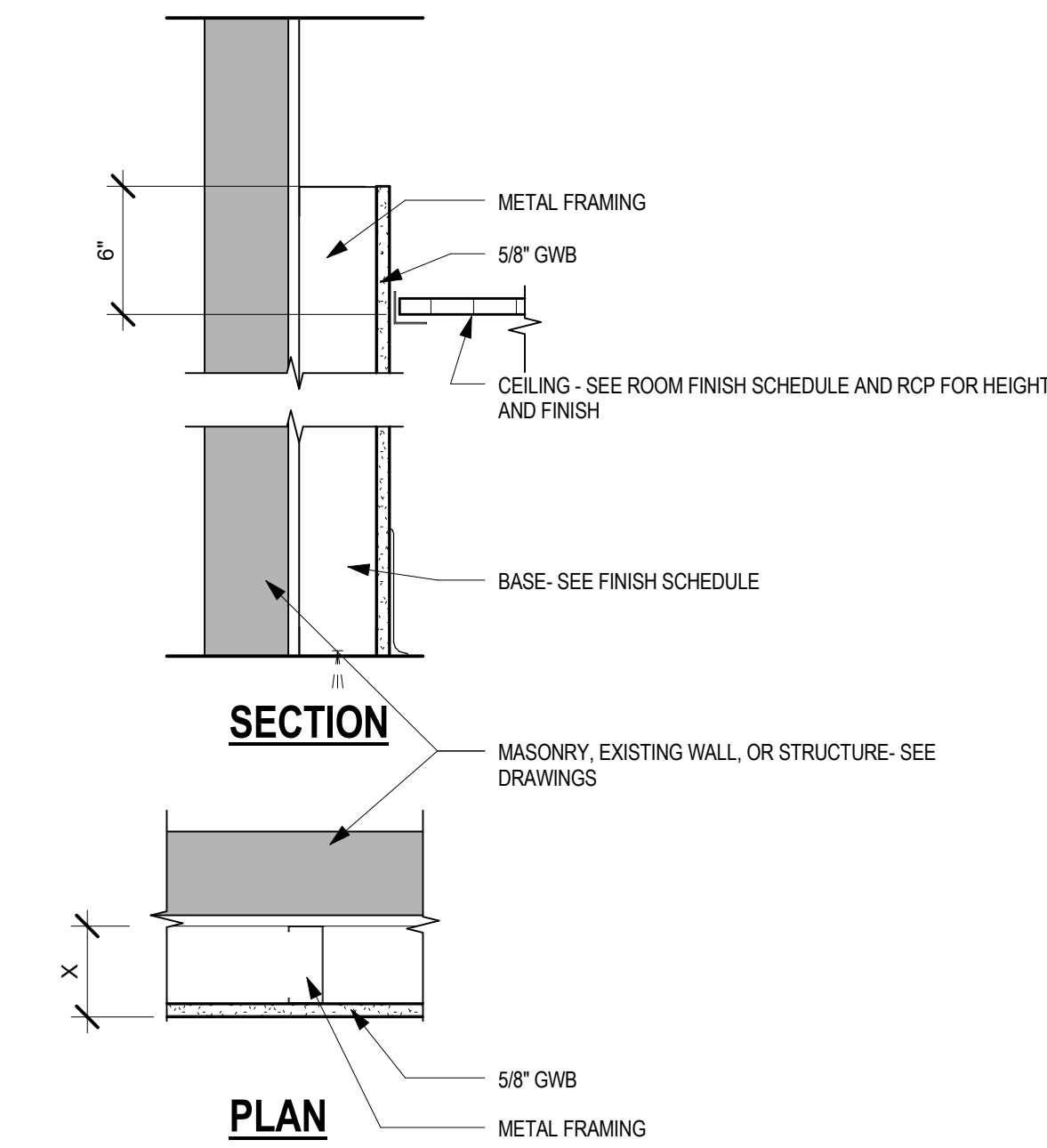
F71

X = 1 1/4"

F1

FURRING WALL

1 1/2" = 1'-0"



F72

X = 3 1/8"

F74

X = 4 1/4"

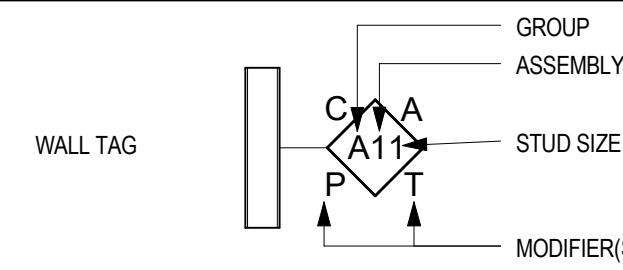
F76

X = 6 5/8"

## GENERAL NOTE

WHERE PARTITIONS ARE U.L. LISTED ASSEMBLIES FOR PROPRIETARY MANUFACTURERS, PROVIDE U.L. LISTED ASSEMBLIES FOR ANY ALTERNATE PRODUCTS INSTALLED.

## WALL TYPE LEGEND



### \_GROUP\_

A = ACOUSTIC WALL (STC RATING)  
F = FURRING WALL  
H = SHAFT WALL, RATED (I.B.C. NUMBER)  
P = PARTITION, NON-RATED  
R = RATED FIRE BARRIER (I.B.C. NUMBER)  
S = SMOKE PARTITION (I.B.C. NUMBER)

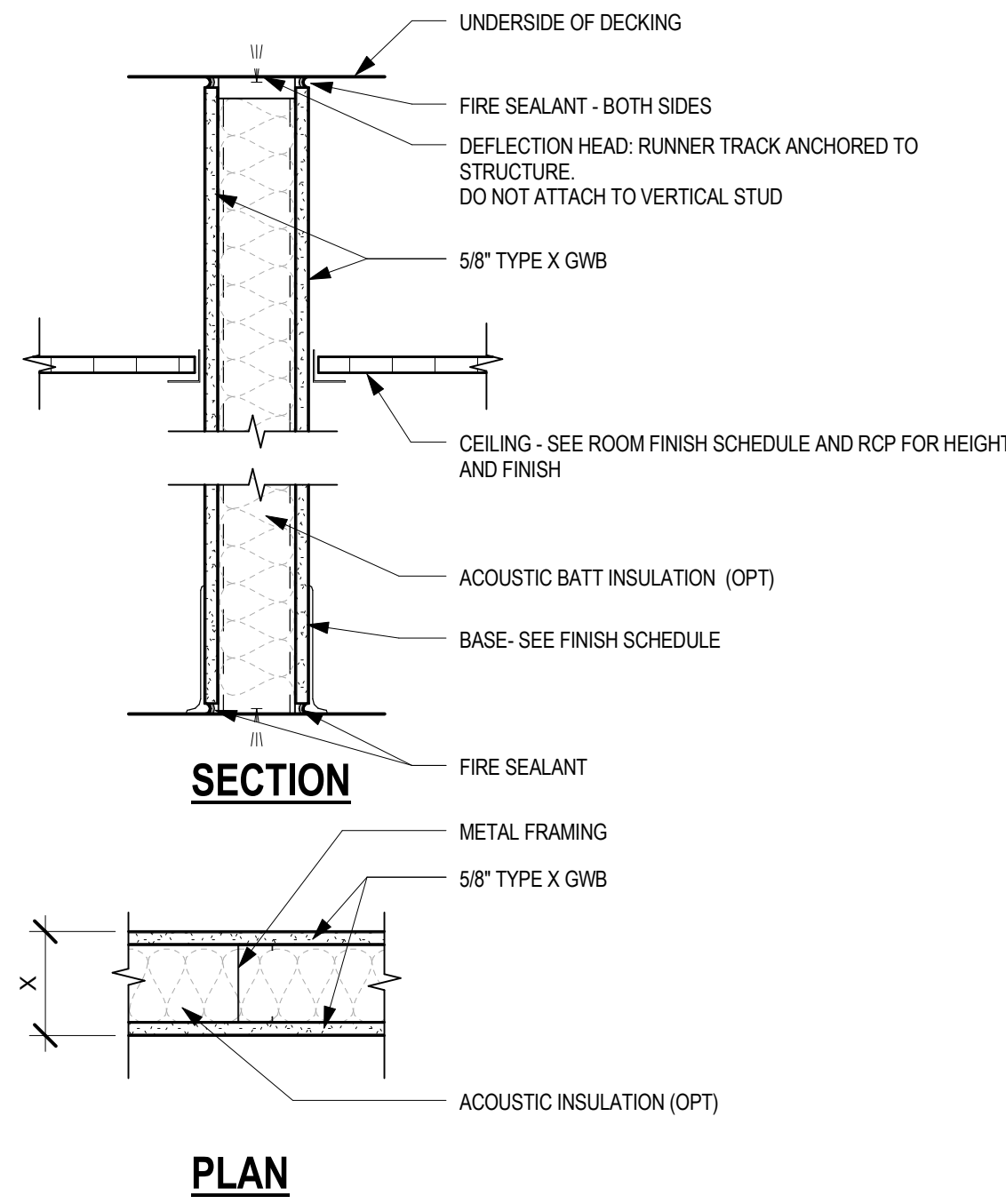
### \_ASSEMBLY\_

0 = NON-RATED, FRAMING FULL HEIGHT, FINISH FULL ONE SIDE, SEALANT  
1 = 1-HOUR RATED, FIRE TAPE AND CAULK  
2 = 2-HOUR RATED, FIRE TAPE AND CAULK  
3 = 2-HOUR RATED, FIRE TAPE AND CAULK  
4 = 45-48 STC RATING, INSULATION & SEALANT  
5 = 50-53 STC RATING, RESILIENT CHANNELS, INSULATION & SEALANT  
6 = 63-64 STC RATING, RESILIENT CHANNELS, INSULATION & SEALANT  
7 = FRAMING 6" ABOVE CEILING, FINISH 6" ABOVE CEILING  
8 = FRAMING FULL HEIGHT, FINISH 6" ABOVE CEILING  
STUD SIZE

1 = 5/8" METAL FURRING CHANNELS OVER EXISTING SUBSTRATE  
2 = 2 1/2" METAL STUDS AT 16" O.C.  
3 = 3 1/2" WOOD STUDS AT 16" O.C.  
4 = 3 5/8" METAL STUDS AT 16" O.C.  
5 = 5 1/2" WOOD STUDS AT 16" O.C.  
6 = 6" METAL STUDS AT 16" O.C.  
7 = 7 1/4" WOOD STUDS AT 16" O.C.  
8 = 8" METAL STUDS AT 16" O.C.  
9 = DOUBLE PLUMBING WALL, DIM. OUT-OUT, 3 5/8" STUDS AT 16" O.C.

### MODIFIER

A = ACOUSTIC INSULATION & SEALANT  
C = 5/8" RESILIENT FURRING CHANNELS  
E = EXISTING CONSTRUCTION  
L = LEAD LINED GYPSUM BOARD PER PHYSICIST REPORT  
P = PLYWOOD UNDERLAYMENT, SHEAR OR WALL REINFORCEMENT  
T = TILE FINISH AREA, SUBSTITUTE CEMENTITIOUS BACKER BOARD  
S = SHEAR WALL



R14

X = 4 7/8"

R16

X = 7 1/4"

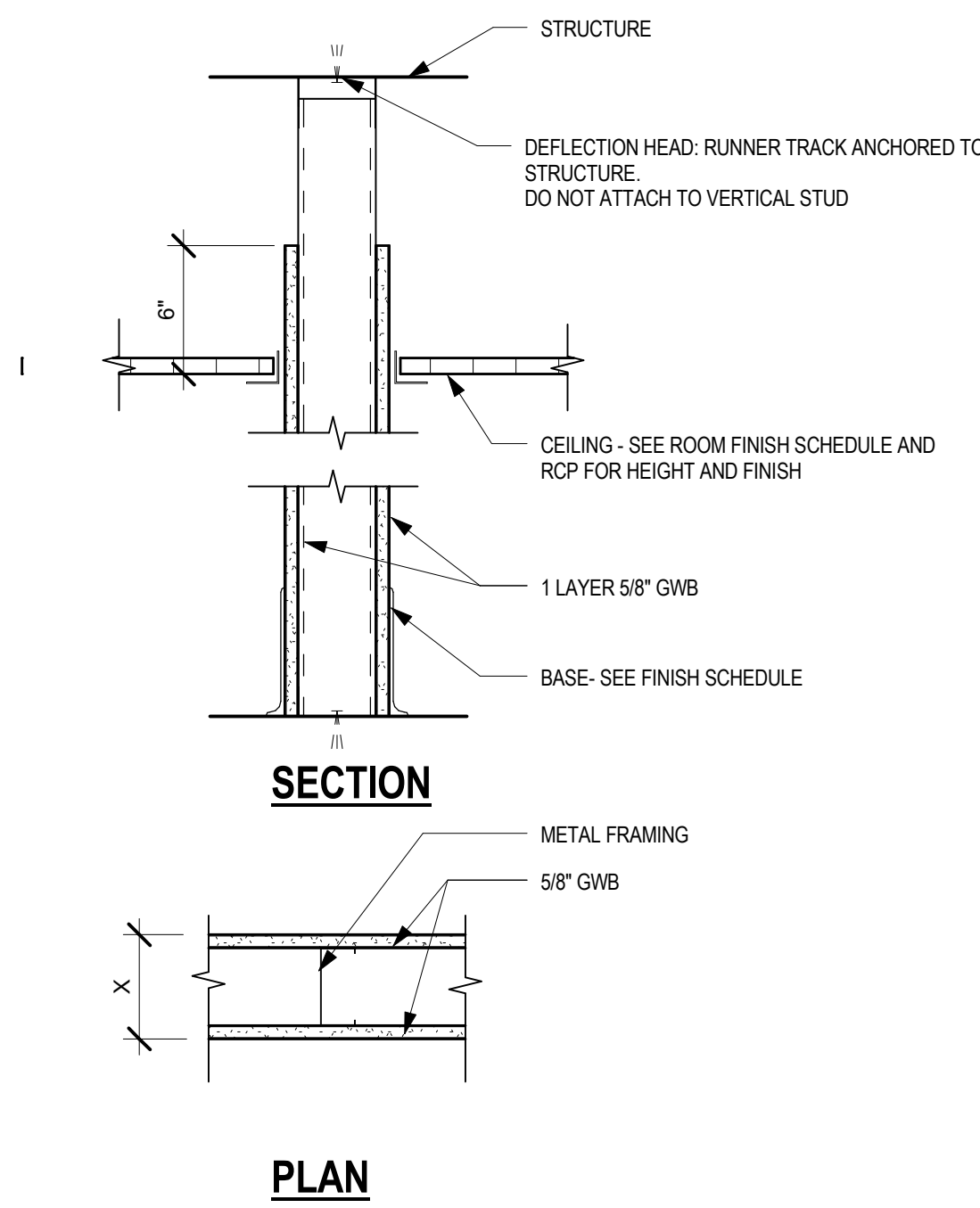
R1

1 HOUR RATED FIRE BARRIER

1 1/2" = 1'-0"

STC = 45-49 (W/ INSULATION)

GA FILE NO. WP 1072



P82

X = 3 3/4"

P84

X = 4 7/8"

P86

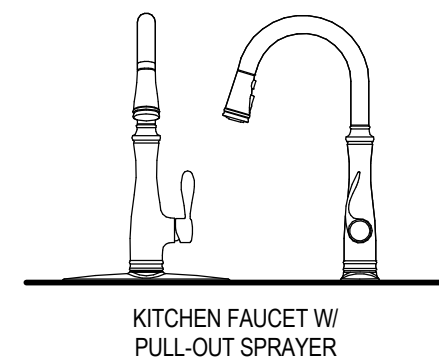
X = 7 1/4"

P8

PARTITION WALL

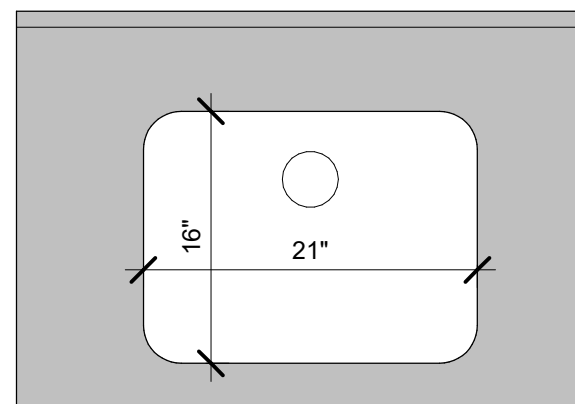
1 1/2" = 1'-0"

KITCHEN LOUNGE FAUCET



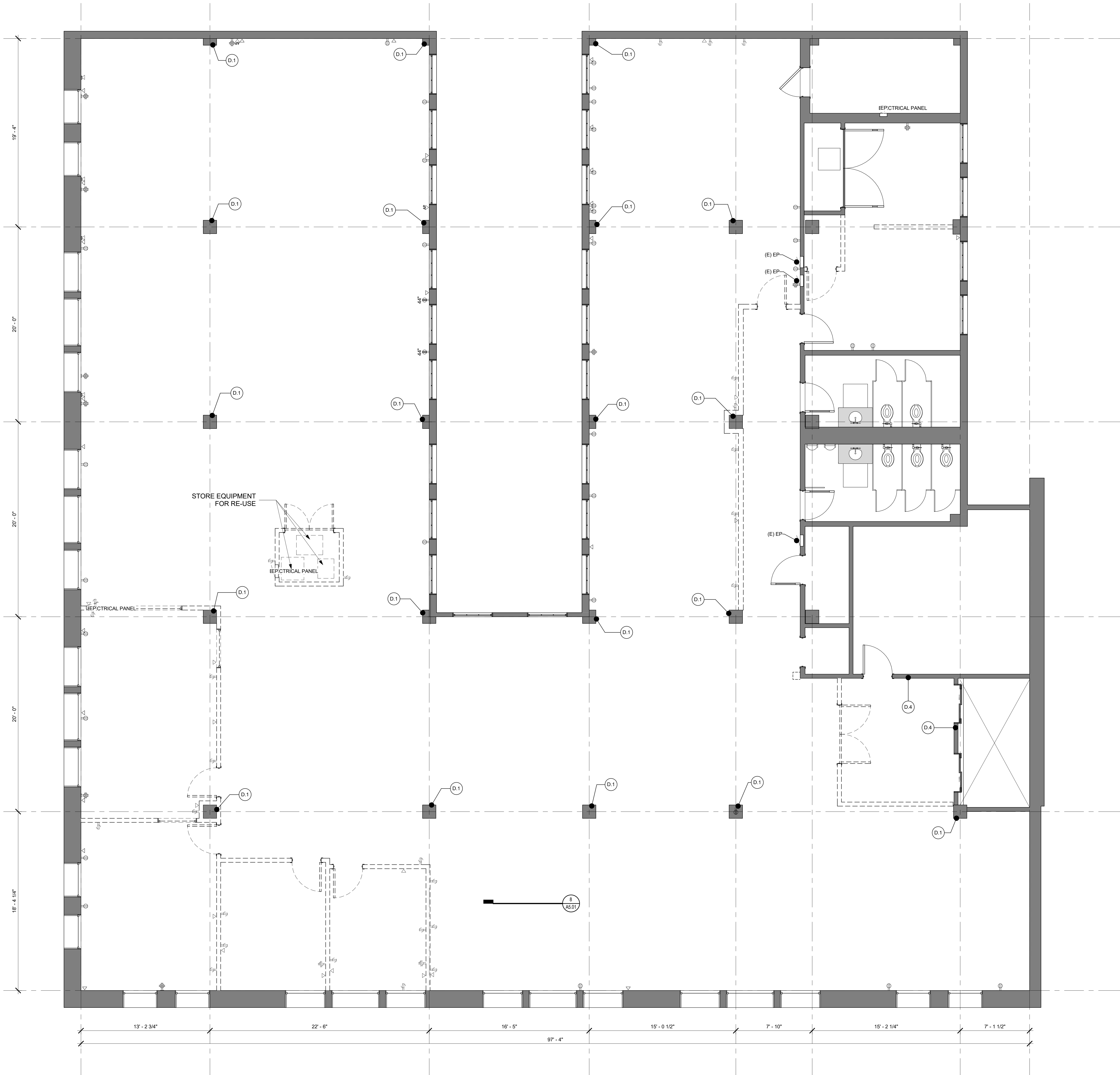
KITCHEN FAUCET W/ PULL-OUT SPRAYER

KITCHEN LOUNGE SINK



2 KITCHENETTE FAUCET AND SINK

1" = 1'-0"



1 DEMO - LEVEL 7  
1/4" = 1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY LIMITS OF DEMOLITION WORK
2. THIS DRAWING IDENTIFIES ONLY MAJOR WORK FOR DEMOLITION AND REMOVAL. ALL AREAS OF DEMOLITION SHALL BE CLEARED OF ALL ITEMS MAJOR AND MINOR TO RECEIVE INSTALLATION OF NEW CONSTRUCTION AND FINISHES
3. SEE REFLECTED CEILING PLANS FOR WORK THAT MAY IMPACT DEMOLITION
4. SEE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION
5. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES AND CONDITIONS PRIOR TO COMMENCING WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. REPORT ANY DISCREPANCIES BETWEEN DIMENSIONS FOUND IN FIELD AND DIMENSIONS ON DRAWINGS TO ARCHITECT
6. LOCATE ALL WIRES, PIPES, UTILITIES, STRUCTURAL MEMBERS, ETC. PRIOR TO ANY DEMOLITION. CUTTING OF ANY ITEM WHICH IS NOT PART OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, INCLUDING ANY TESTING OR SPECIAL OBSERVATION TO CORRECT THE PROBLEM
7. PATCH AND PAINT WALLS, FLOORS, AND SUBFLOOR TO MATCH EXISTING WHERE WORK HAS DISTURBED EXISTING CONDITIONS
8. ALL EXISTING FINISHES ARE TO BE PROTECTED FROM DAMAGE. DAMAGED AREAS SHALL BE REPAIRED AT NO COST TO THE OWNER
9. ALL ABATEMENT PERFORMED BY LANDLORD
10. REMOVE ALL EXISTING WINDOW BLINDS AND HARDWARE, PATCH AND PAINT

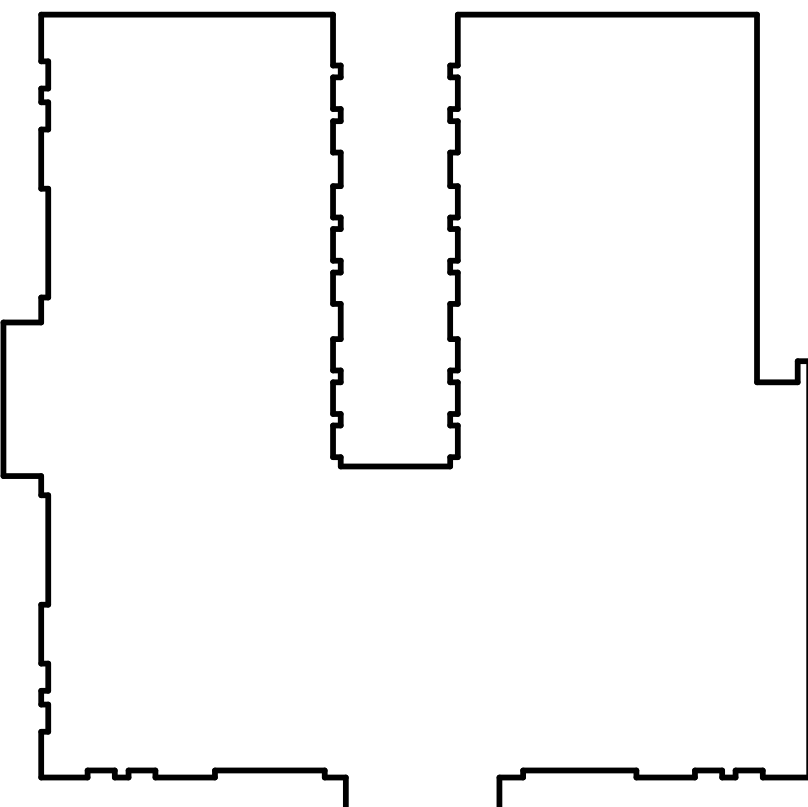
LEGEND

- - - - - EXISTING TO BE REMOVED
- ===== EXISTING TO REMAIN

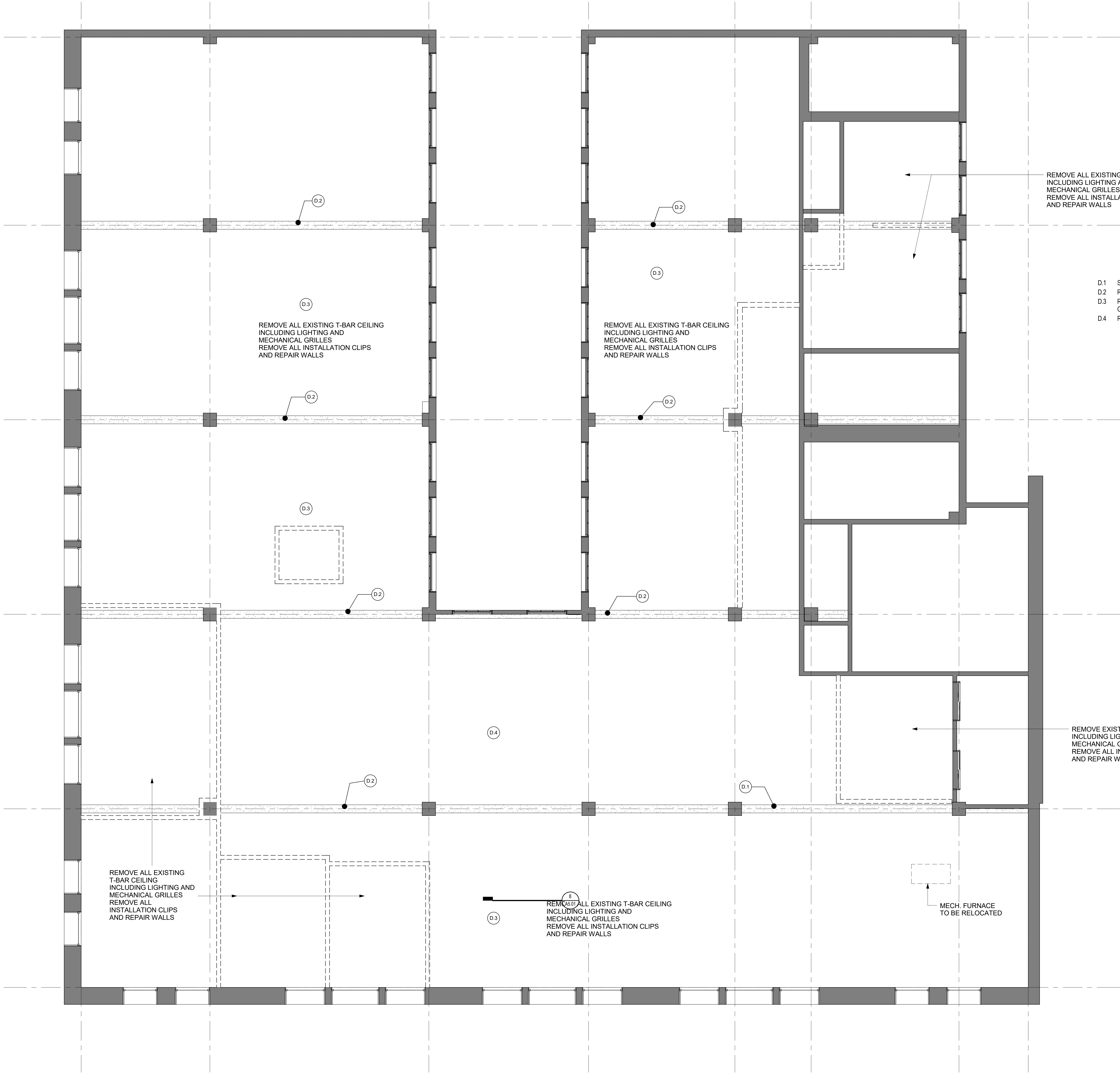
-KEYNOTES-

- D.1 STRIP COLUMNS TO CONCRETE
- D.4 REMOVE AND STORE EXISTING WOOD PANELING

KEY PLAN







-KEYNOTES-

- D.1 STRIP COLUMNS TO CONCRETE
- D.2 REPAIR EXISTING BEAMS TO LOOK CONSISTENT
- D.3 REMOVE ALL SPRINKLER LINES BACK TO RISER; COORDINATE WITH FIRE MARSHAL
- D.4 REMOVE AND STORE EXISTING WOOD PANELING

CKA OFFICE REMODEL  
7TH FLOOR - ELECTRIC BUILDING  
621 SW Alder St., Portland, OR 97205

ISSUE DATE: 11/17/2017  
REVISIONS:

BUILDING CODE APPEAL

DEMOLITION RCP

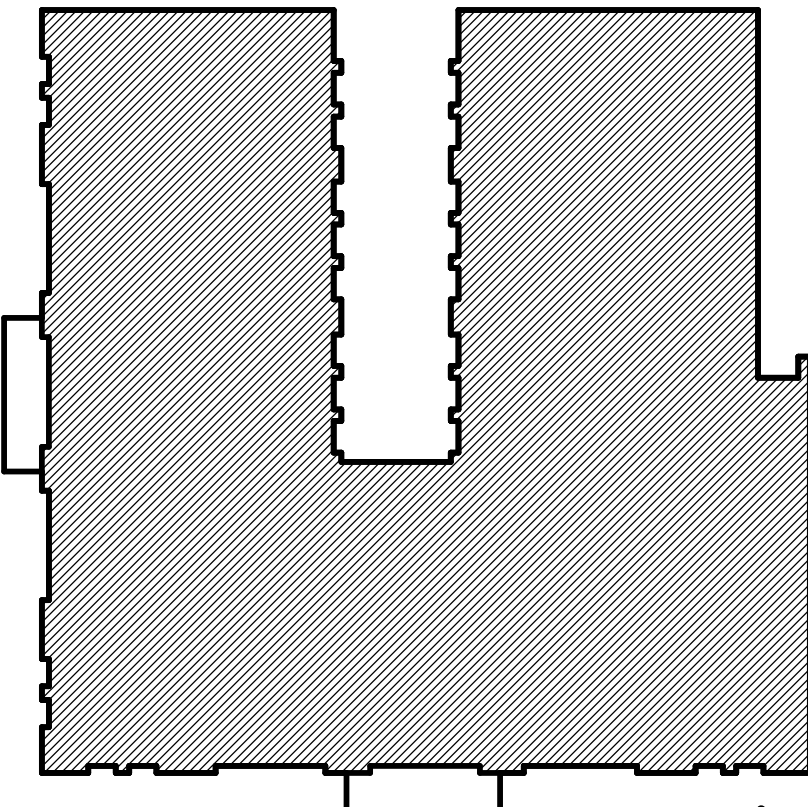


- GENERAL NOTES**
1. SEE PARTITION TYPES SHEET FOR LEGEND AND CONSTRUCTION ASSEMBLIES.
  2. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
  3. SEE MECHANICAL AND ELECTRICAL FOR ADDITIONAL INFORMATION.
  4. ALL WALLS TO BE P74 U.N.O.
  5. EXISTING OUTLETS ARE SHADED GREY. REFER TO INTERIOR ELEVATIONS FOR LOCATIONS OF ELECTRICAL OUTLETS. ALL ELECTRICAL OUTLETS IN NEW WALLS ARE NEW OUTLETS. ALL ELECTRICAL OUTLETS IN EXISTING WALLS ARE EXISTING OUTLETS U.N.O.
  6. PROVIDE NEW BRUSHED STAINLESS STEEL COVERS WITH BLACK PLUGS ON ALL EXISTING OUTLETS
  7. PROVIDE SUNSHADES FOR ALL EXISTING WINDOWS

**-KEYNOTES-**

- NIC →
- A.1 SAND AND REFINISH PARTITION DOOR. ADJUST PARTITION DOOR TO SWING AND LOCK PROPERLY.
  - A.5 NEW 6" HIGH RUBBER BASE ON EXISTING STEP
  - D.1 STRIP COLUMNS TO CONCRETE

**KEY PLAN**



**ELECTRIC - 7TH FLOOR**  
1/4" = 1'-0"



**C L A R K // K J O S**  
A R C H I T E C T S, L L C

- 

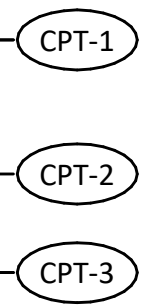
SC

CPT

LIN

AREA - NOT IN CONTRACT

A.3	FLAT CLEAR COAT ON ALL COLUMNS;
I.2	DRAY ERASE WALLCOVERING
I.4	ALUMINUM TRAY



## PIN-UP SPACES REMOVED PER REVISION 1

NIC								
RM NO.	ROOM NAME	FLOOR		WALL				COMMENTS
		FLOOR	BASE	NORTH	EAST	SOUTH	WEST	
726	WOMEN	LIN-2	RB-2	P-6	P-1E	P-1E	P-6	NIC
727	MEN	LIN-2	RB-2	P-1E	P-1E	P-7	P-7	NIC

621 SW Alder St., Portland, OR 97205

## I2.01





GENERAL NOTES

1. HALFTONED ELEMENTS ARE NOT IN CONTRACT, SHOWN FOR REFERENCE AND DESIGN INTENT PURPOSES ONLY
2. COORDINATE W/ MANUFACTURER FOR LOCATIONS TO PROVIDE WALL BACKING
3. EXISTING OUTLETS ARE SHADED GREY. REFER TO INTERIOR ELEVATIONS FOR LOCATIONS OF ELECTRICAL OUTLETS. ALL ELECTRICAL OUTLETS IN NEW WALLS ARE NEW OUTLETS. ALL ELECTRICAL OUTLETS IN EXISTING WALLS ARE EXISTING OUTLETS UNLESS NOTED.
4. PROVIDE NEW BRUSHED STAINLESS STEEL COVERS WITH BLACK PLUGS ON ALL EXISTING OUTLETS
5. PROVIDE SUNSHADES FOR ALL EXISTING WINDOWS

KEYNOTES





GENERAL NOTES

1. ALL CEILING HEIGHTS ARE RELATIVE TO TOP OF SLAB OR SUBFLOOR, UN.O.
2. SEE ELECTRICAL AND MECHANICAL PLANS FOR LOCATIONS OF FIXTURES AND EQUIPMENT.
3. FIELD VERIFY EXISTING CEILING LAYOUTS PRIOR TO ANY WORK.
4. SUSPENSION SYSTEMS FOR NEW AND EXISTING SUSPENDED GYPSUM BOARD CEILINGS SHALL BE MODIFIED TO FRAME AROUND CEILING INSTALLED ITEMS. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
5. INSTALL BLOCKING AND BACKING FOR WINDOW COVERING TRACKS.
6. REMOVE EXISTING CEILINGS WHERE NEW CEILINGS ARE SHOWN TO BE INSTALLED.
7. FOR TOP OF WALL DETAILS AND HEIGHT OF GYP BOARD ON WALLS, SEE PLANS, PARTITION TYPES, AND DETAILS.
8. RECESSED FIXTURES ARE TO MAINTAIN RATINGS WHERE LOCATED IN RATED CEILING ASSEMBLIES.

- OWNER TO PROVIDE, DELIVER AND STORE LIGHT FIXTURES
- ELECTRICIAN TO WIRE ALL LIGHT FIXTURES AND WIRED CONTROLS
- ALL CONTROLS ARE WIRELESS EXCEPT EXISTING CONTROLS IN ROOMS 722-Vault Storage, 724 - Storage.
- ELECTRICIAN TO PROVIDE BACK BOXES AND MOUNTING FOR ALL WIRED AND WIRELESS CONTROLS
- ELECTRICIAN TO PROVIDE FINAL PLAN WITH LABELED LIGHT FIXTURES AND SENSORS FOR OWNER'S USE
- OWNER TO PROVIDE PROGRAMING FOR SCENES

PROVIDE MINIMUM 1 FOOT-CANDLE EMERGENCY LIGHTING ILLUMINATION LEVEL THROUGHOUT THE EXIT PATH TO THE EXIT

EMERGENCY LIGHTING AUXILIARY POWER PROVIDED THROUGH INTEGRATED BATTERIES

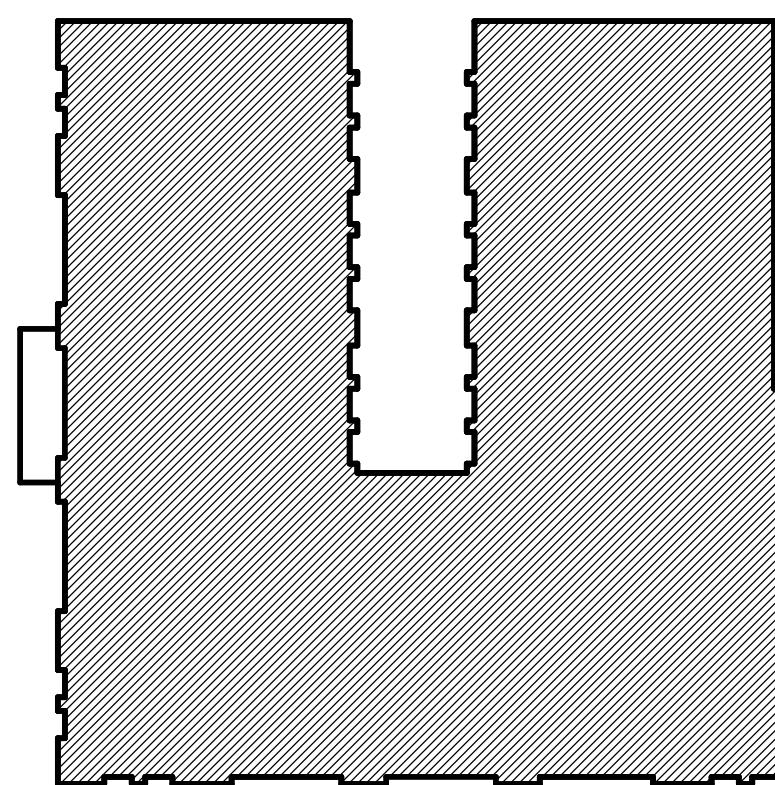
LEGEND

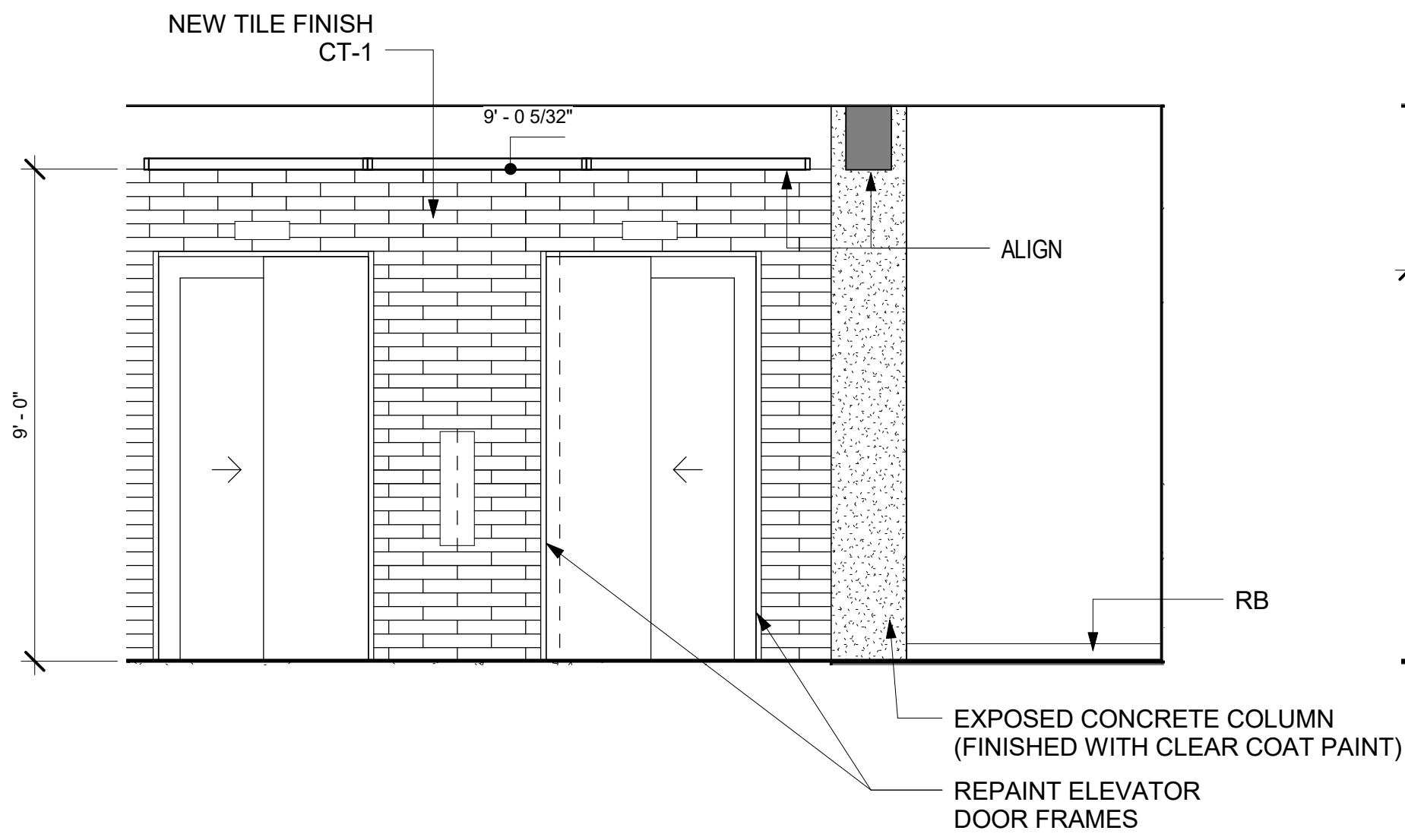
- 11' 9'-0" CEILING MATERIAL
- CEILING TAG
- CEILING HEIGHT
- GYPSUM BOARD CEILING
- ACT-1: 2x4"
- ACOUSTIC PANEL
- LIGHTING FIXTURE TYPE L-1: SUSPENDED 48" LINEAR LIGHTING
- LIGHTING FIXTURE TYPE L-2: SUSPENDED 96" LINEAR LIGHTING
- EMERGENCY LIGHTING AUXILIARY POWER PROVIDED THROUGH INTEGRATED BATTERIES
- LIGHTING FIXTURE TYPE L-3: 2 x 2 DROP-IN FIXTURE
- LIGHTING FIXTURE TYPE L-4: ADJUSTABLE TRACK LIGHTING
- LIGHTING FIXTURE TYPE L-5: LIQUID LINE-P3 BOOMERANGS
- LIGHTING FIXTURE TYPE L-6: RECESSED 48" LINEAR LIGHTING
- UNDERCABINET LIGHT NIC
- EXIT PASSAGEWAY
- EXIT LIGHT AUXILIARY POWER PROVIDED THROUGH INTEGRATED BATTERY

KEYNOTES-

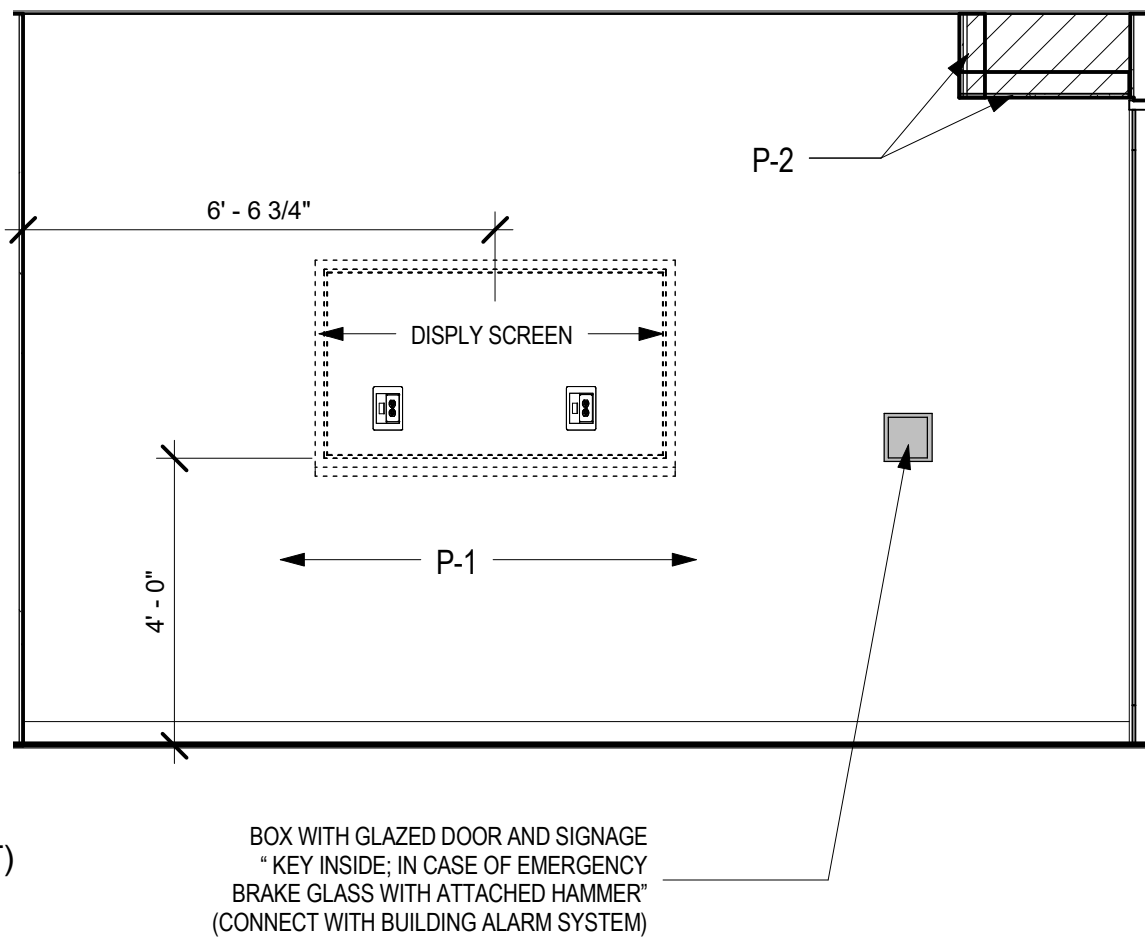
- C.1 12" CABLE TRAY, PROVIDED AND INSTALLED BY ELECTRICIAN.

KEY PLAN

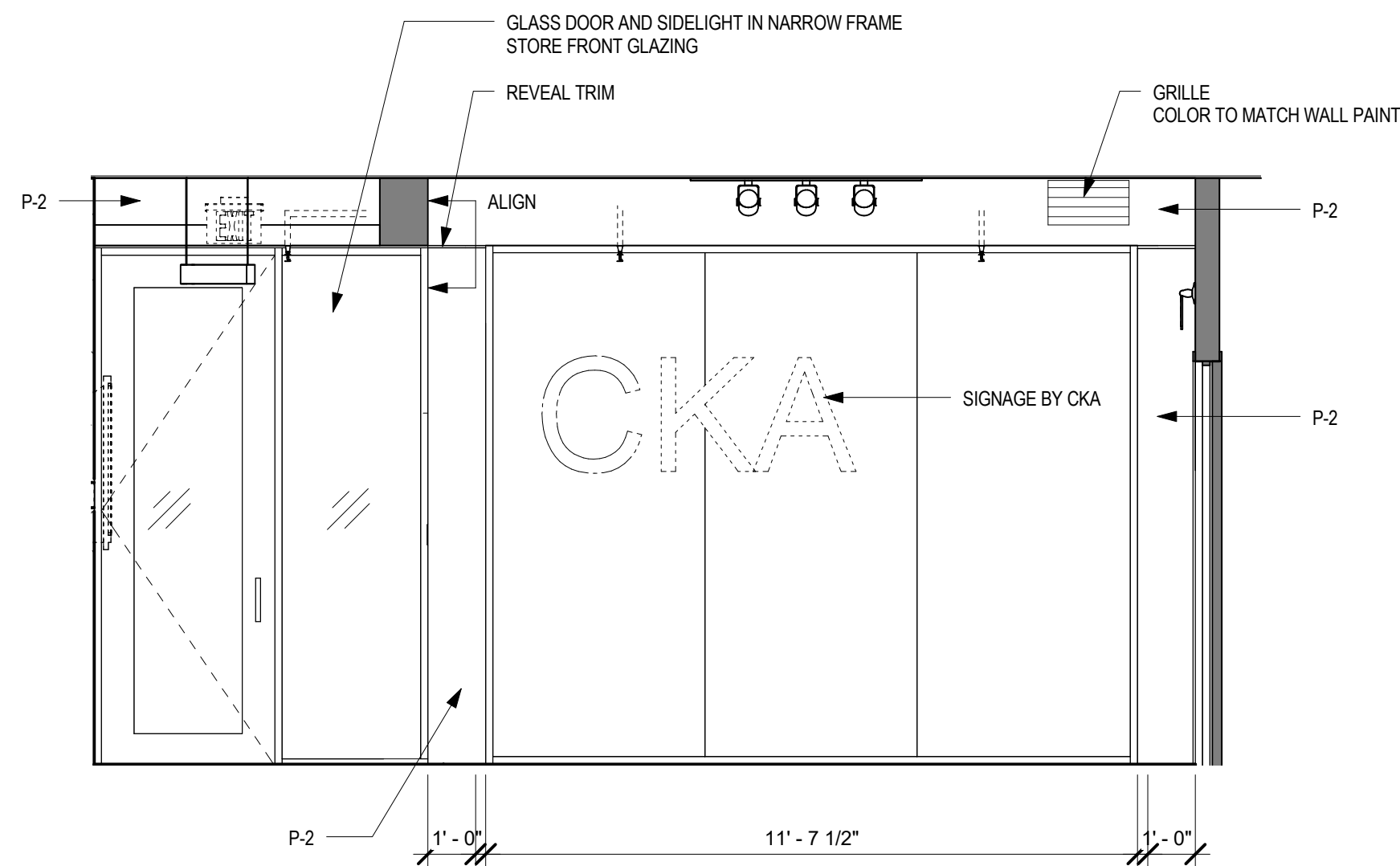




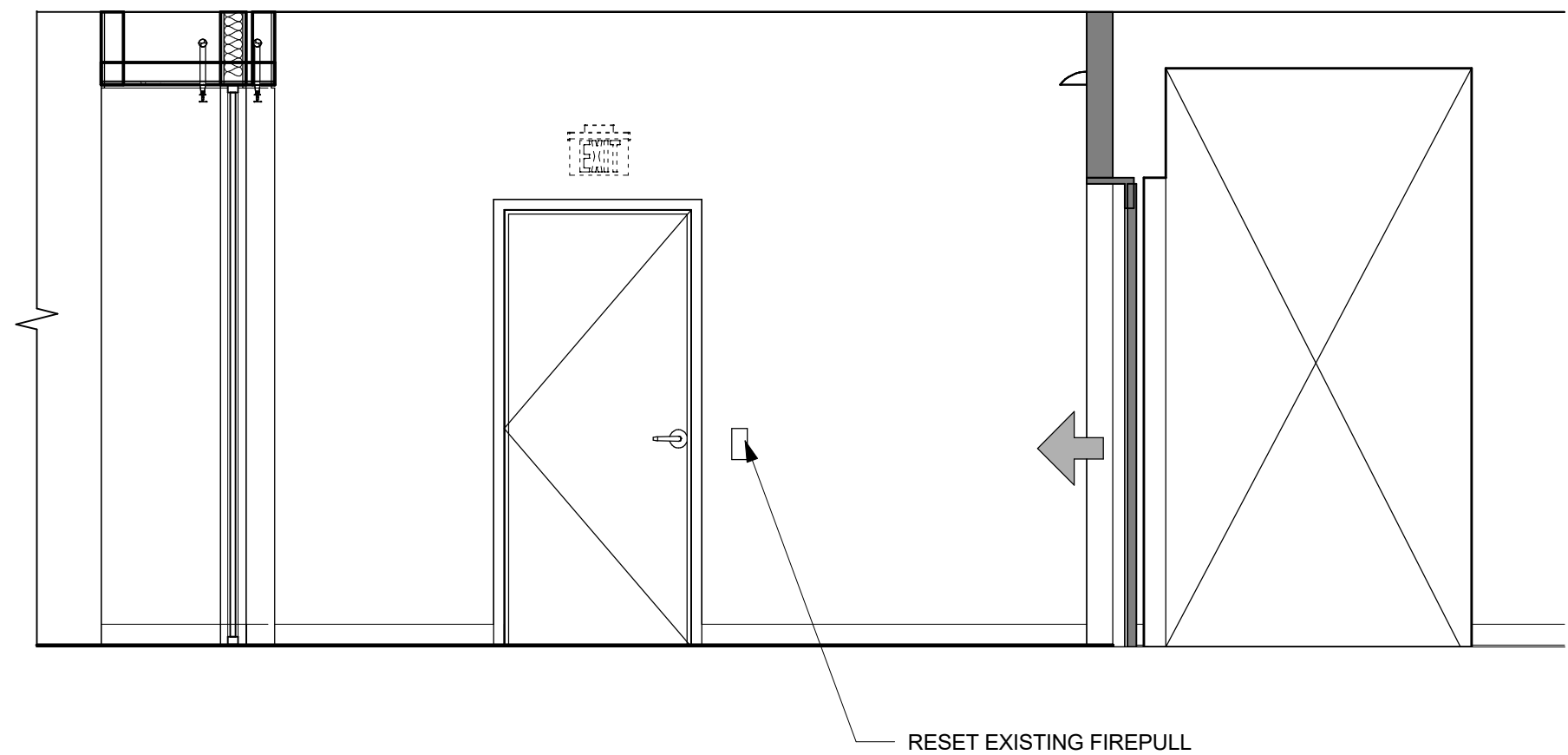
1 ELEVATOR LOBBY  
3/8" = 1'-0"



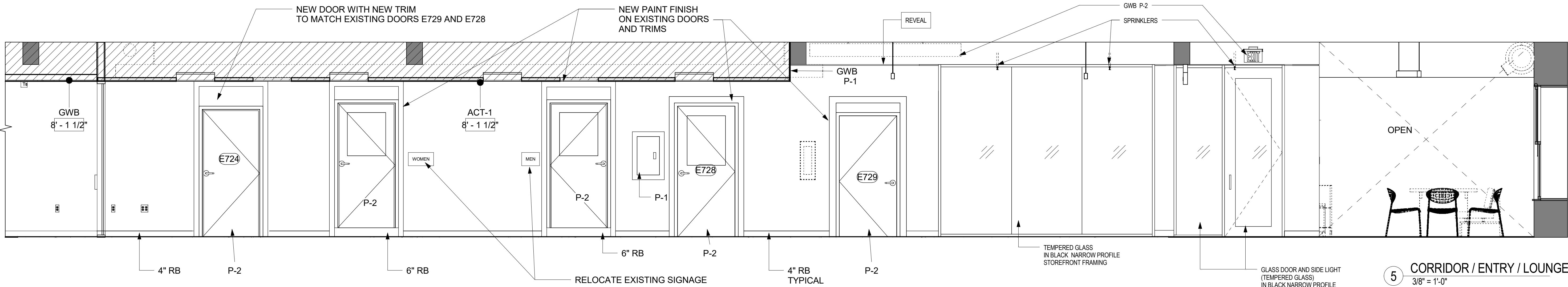
2 ELEVATOR LOBBY - DISPLY SCREEN  
3/8" = 1'-0"



3 ELEVATOR LOBBY - ENTRY  
3/8" = 1'-0"



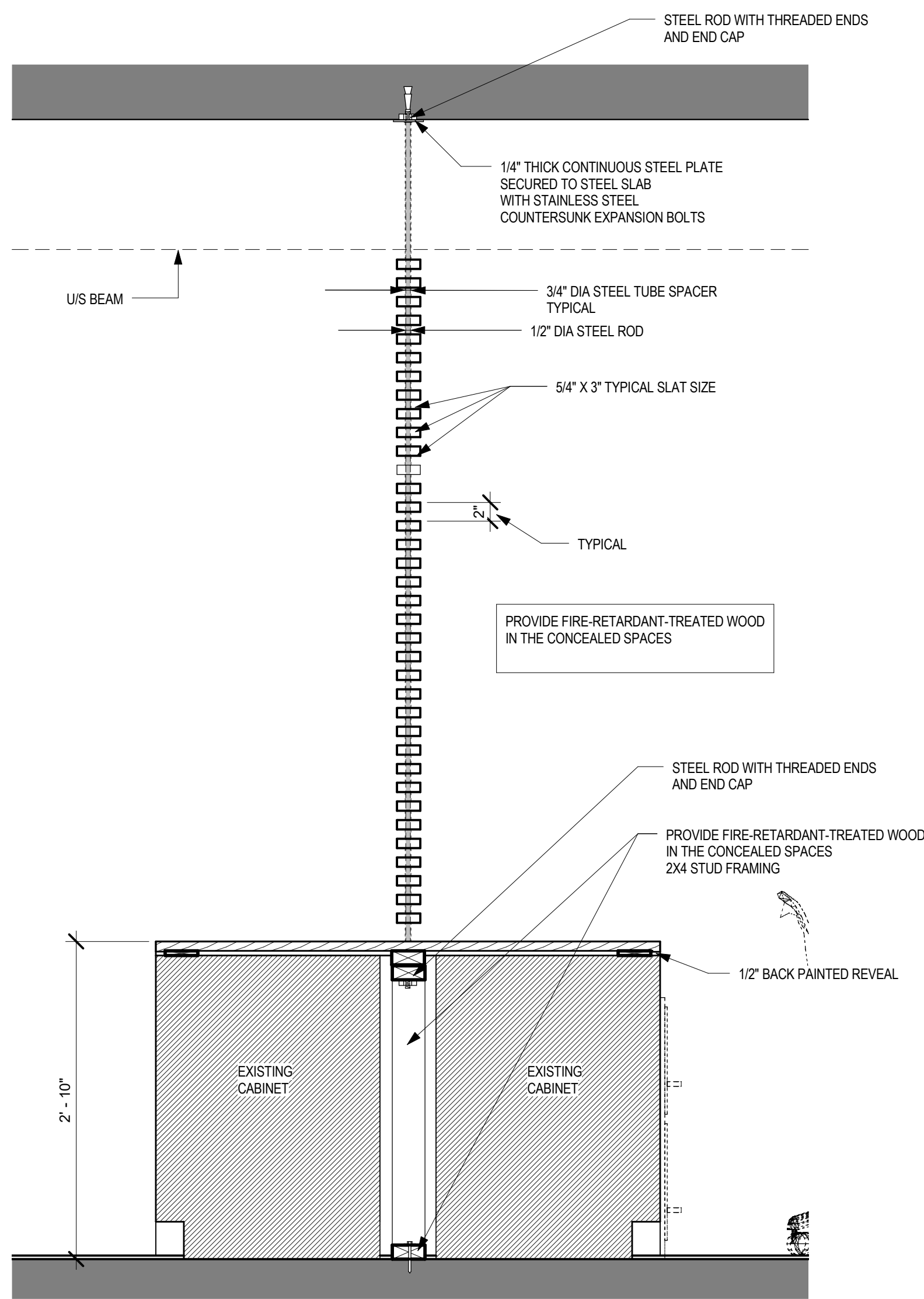
4 ELEVATOR LOBBY - EXIT STAIR  
3/8" = 1'-0"



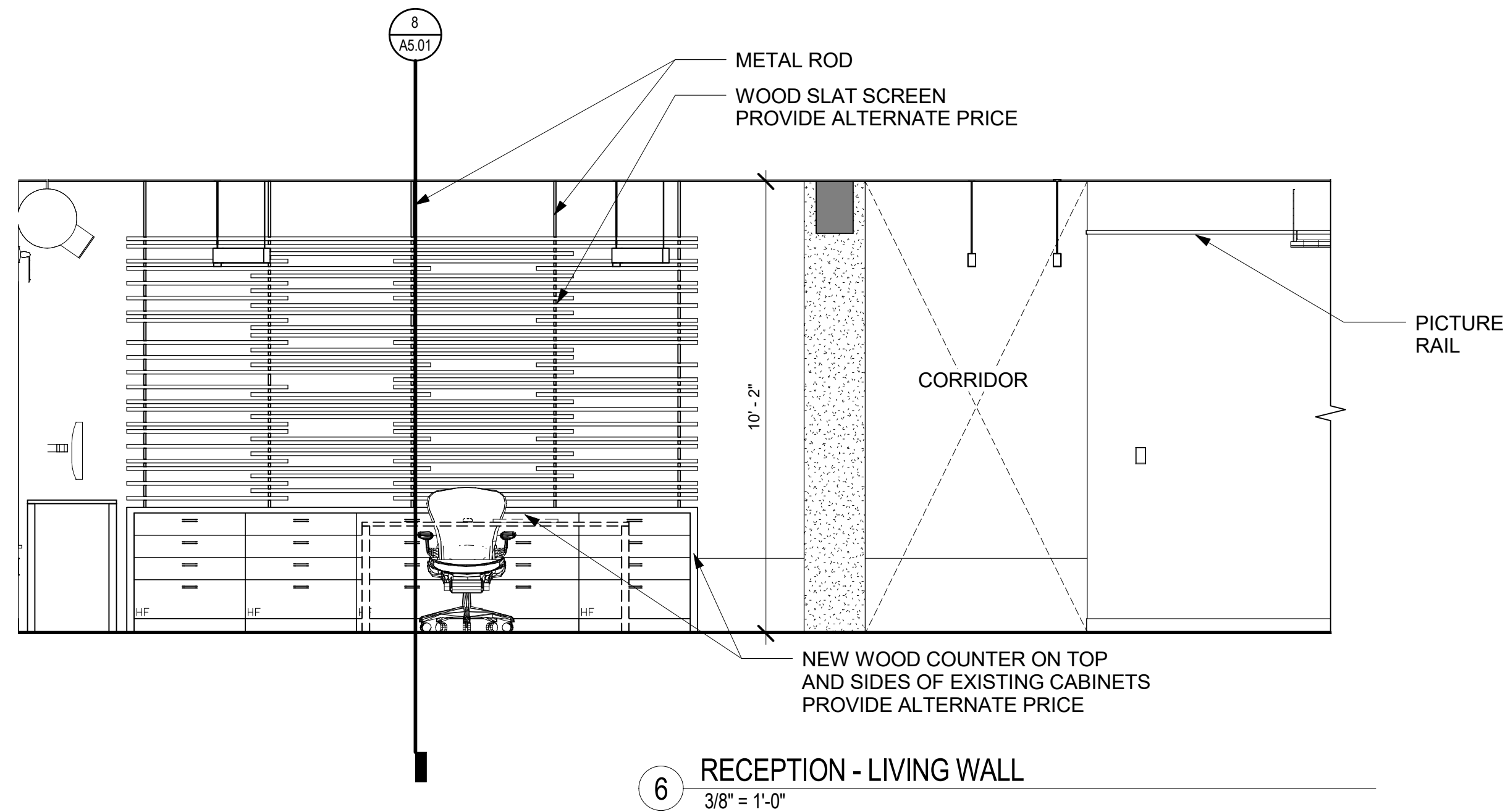
5 CORRIDOR / ENTRY / LOUNGE  
3/8" = 1'-0"

GENERAL NOTES

- CABINETMAKER SHALL COORDINATE WITH OTHER TRADES, VENDORS AND OWNER FOR ITEMS INSTALLED IN AND AROUND CABINETRY
- GROMMETS AND ELECTRICAL OUTLETS: INSTALL GROMMETS IN COUNTERTOPS FOR ALL UNDER-COUNTER OUTLETS AS FOLLOWS:  
1 1/2" DIA. GROMMET FOR UP TO 2 OUTLETS  
2 1/2" DIA. GROMMET FOR UP TO 4 OUTLETS
- SEE DETAIL SHEETS FOR TYPICAL CABINETRY CONSTRUCTION DETAILS
- COORDINATE MOUNTING HEIGHTS FOR ALL SIGNAGE, EQUIPMENT AND FIXTURES WITH STANDARD MOUNTING HEIGHT DRAWING.
- PRIOR TO COVERING WALL BACKING SHALL BE PROVIDED TO ACCOMMODATE ALL HUNG ITEMS AND ACCESSORIES CALLED FOR ON THE CONSTRUCTION DOCUMENTS. SUCH ITEMS CONSIST OF, BUT ARE NOT LIMITED TO: UPPERCASE CABINETS, STORAGE SHELVING, TELEVISIONS, COMPUTER MONITORS, LAVATORY ACCESSORIES, AND FUTURE INSTALLATION OF GRAB BARS AT THE SIDES OF WATER CLOSETS.



8 RECEPTION SCREEN  
1" = 1'-0"



6 RECEPTION - LIVING WALL  
3/8" = 1'-0"



7 RECEPTION

CKA OFFICE REMODEL  
7TH FLOOR - ELECTRIC BUILDING

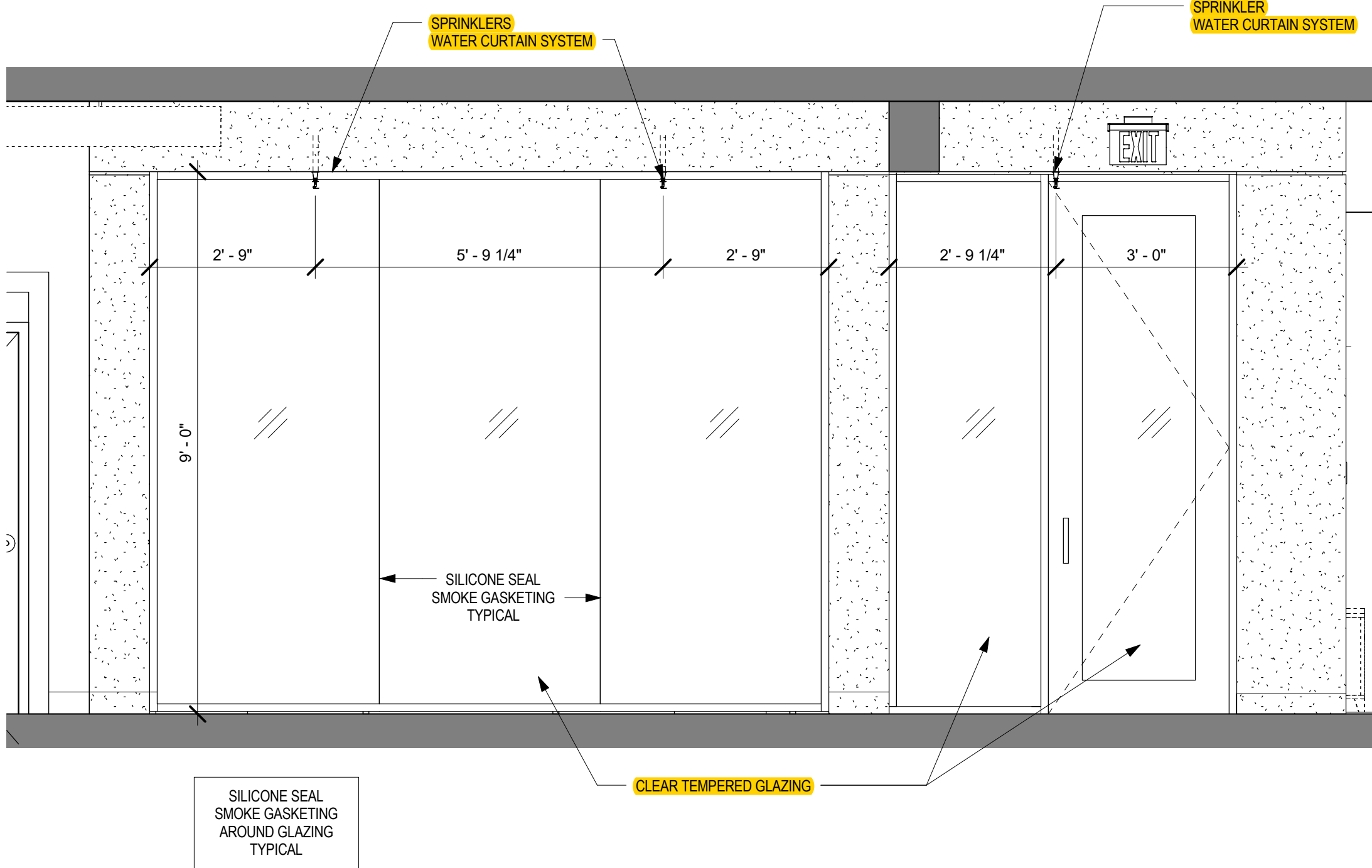
621 SW Alder St., Portland, OR 97205

ISSUE DATE: 11/17/2017  
REVISIONS:  
1 REVISION 2 11/08/2017

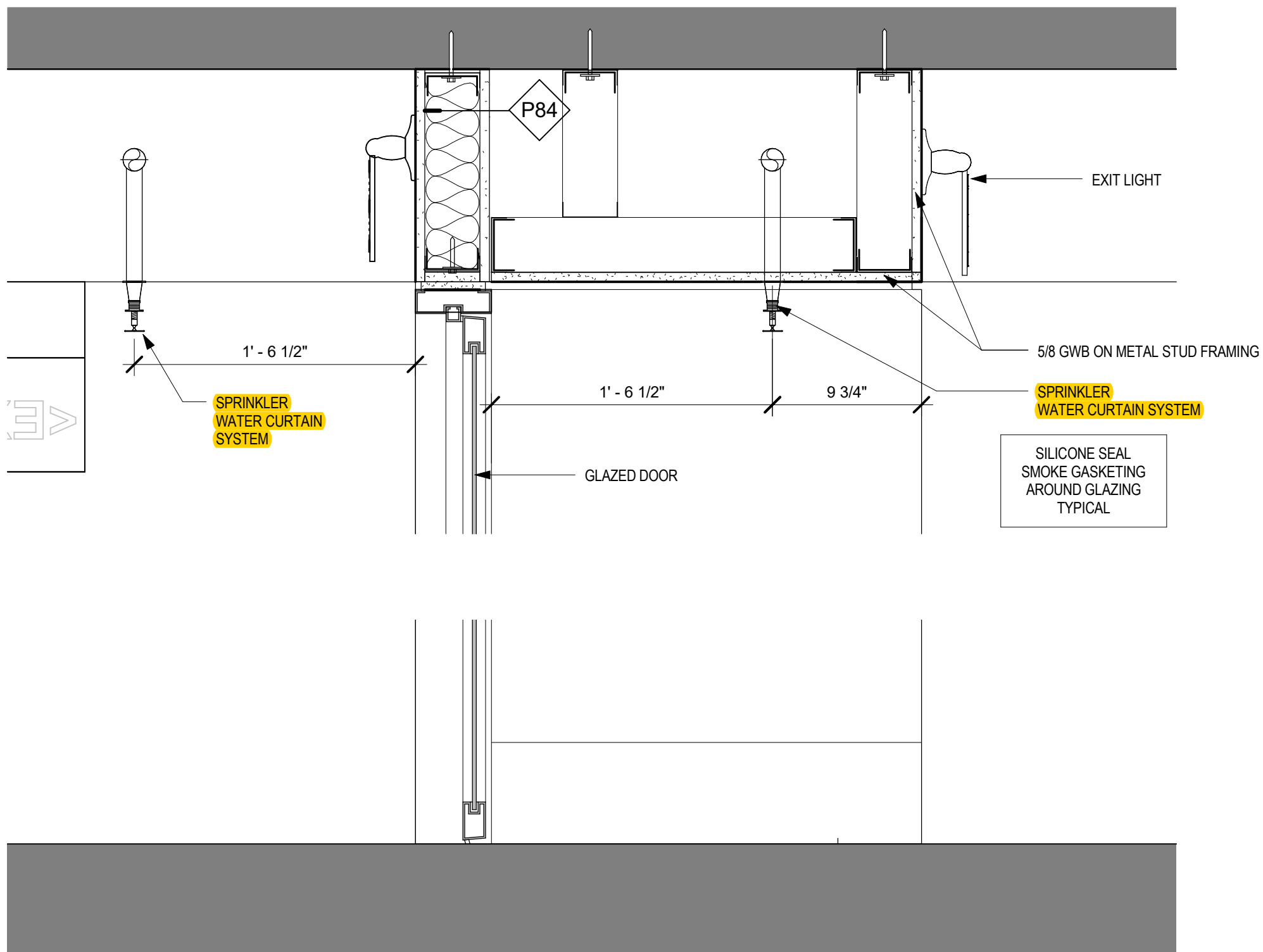
INTERIOR  
ELEVATIONS

A5.01

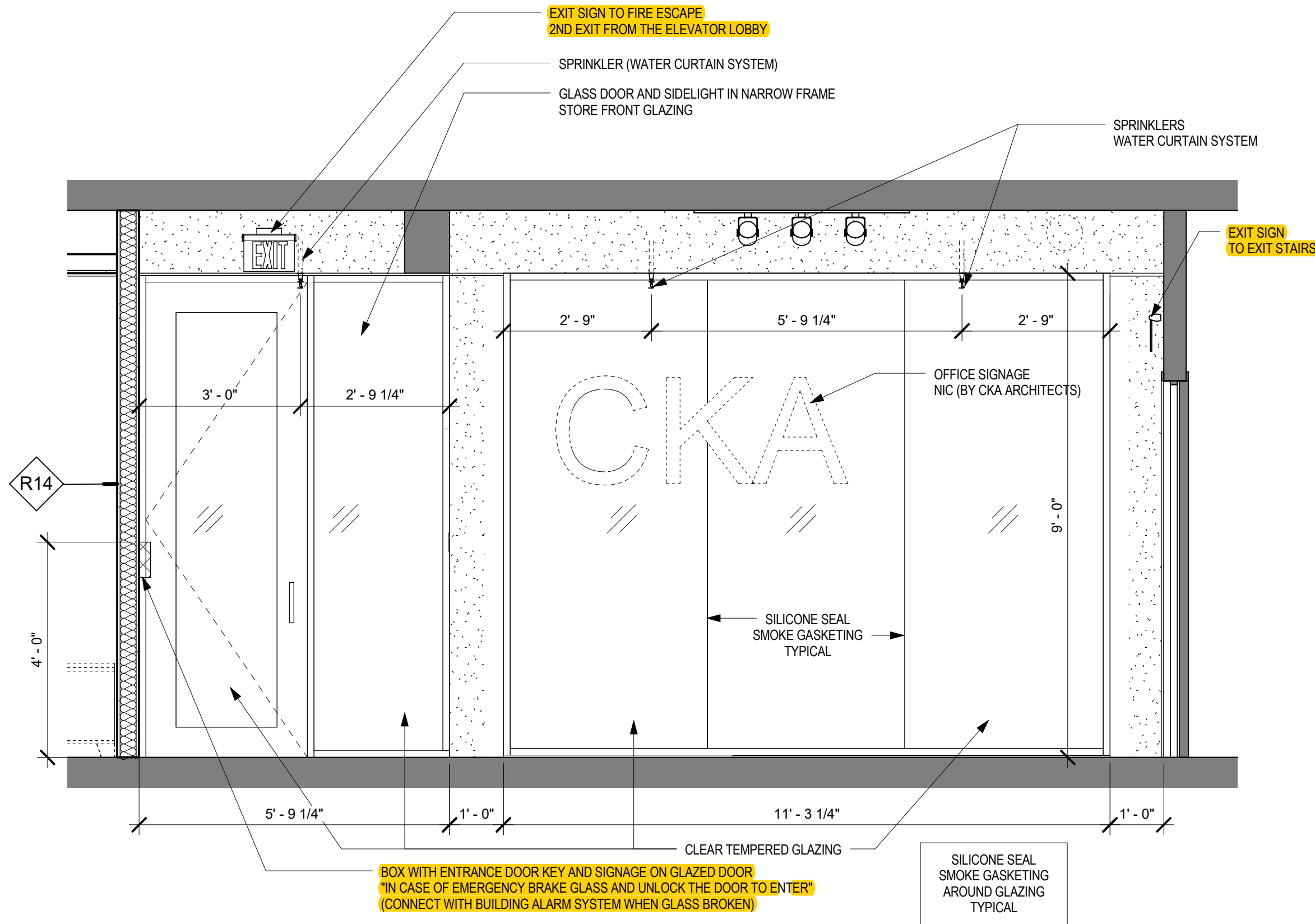




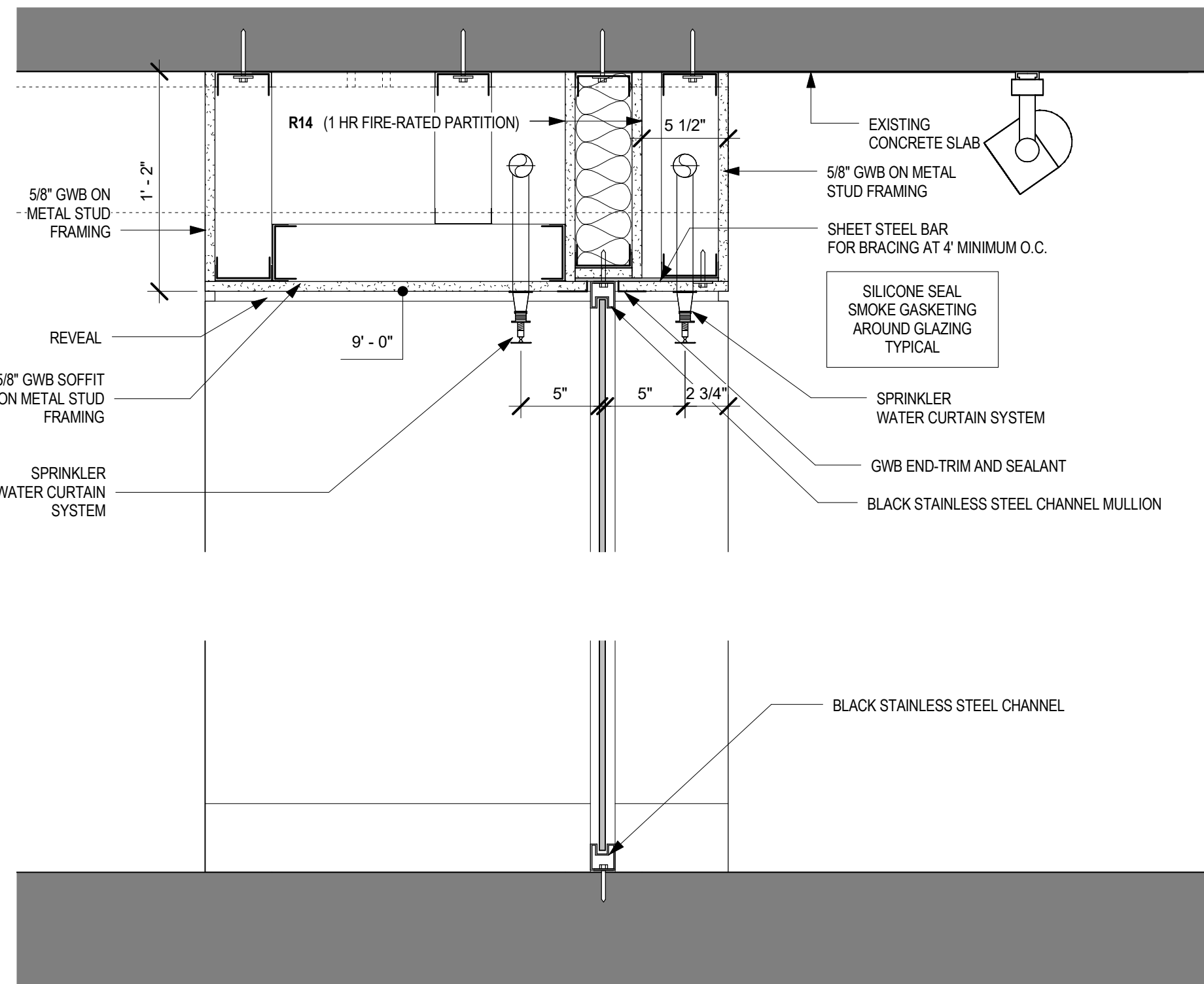
1  
ELEVATOR LOBBY  
1/2" = 1'-0"



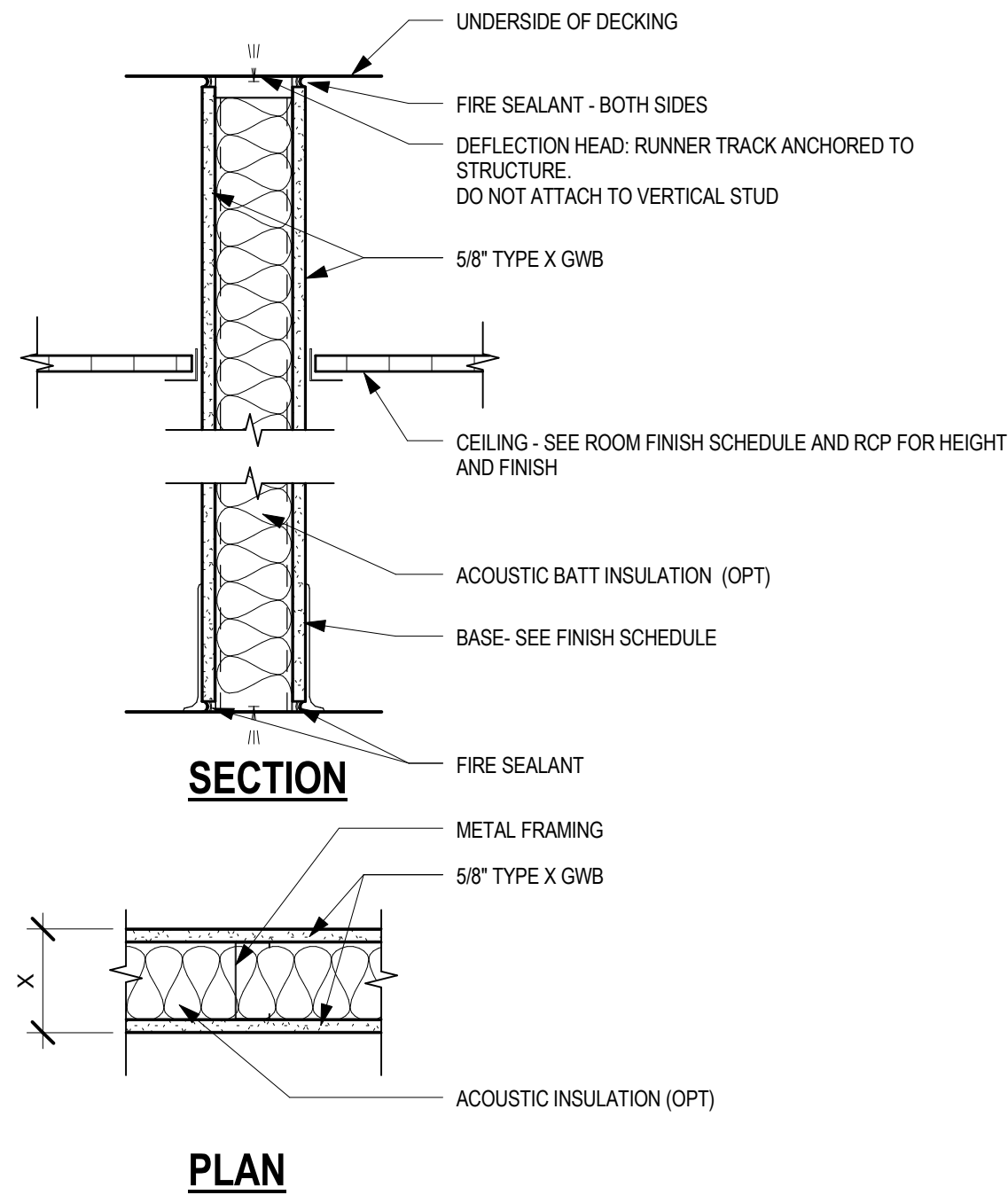
5  
ELEVATOR LOBBY - SECTION - ENTRANCE DOOR  
1 1/2" = 1'-0"



3  
ELEVATOR LOBBY - OFFICE ENTRANCE  
1/2" = 1'-0"

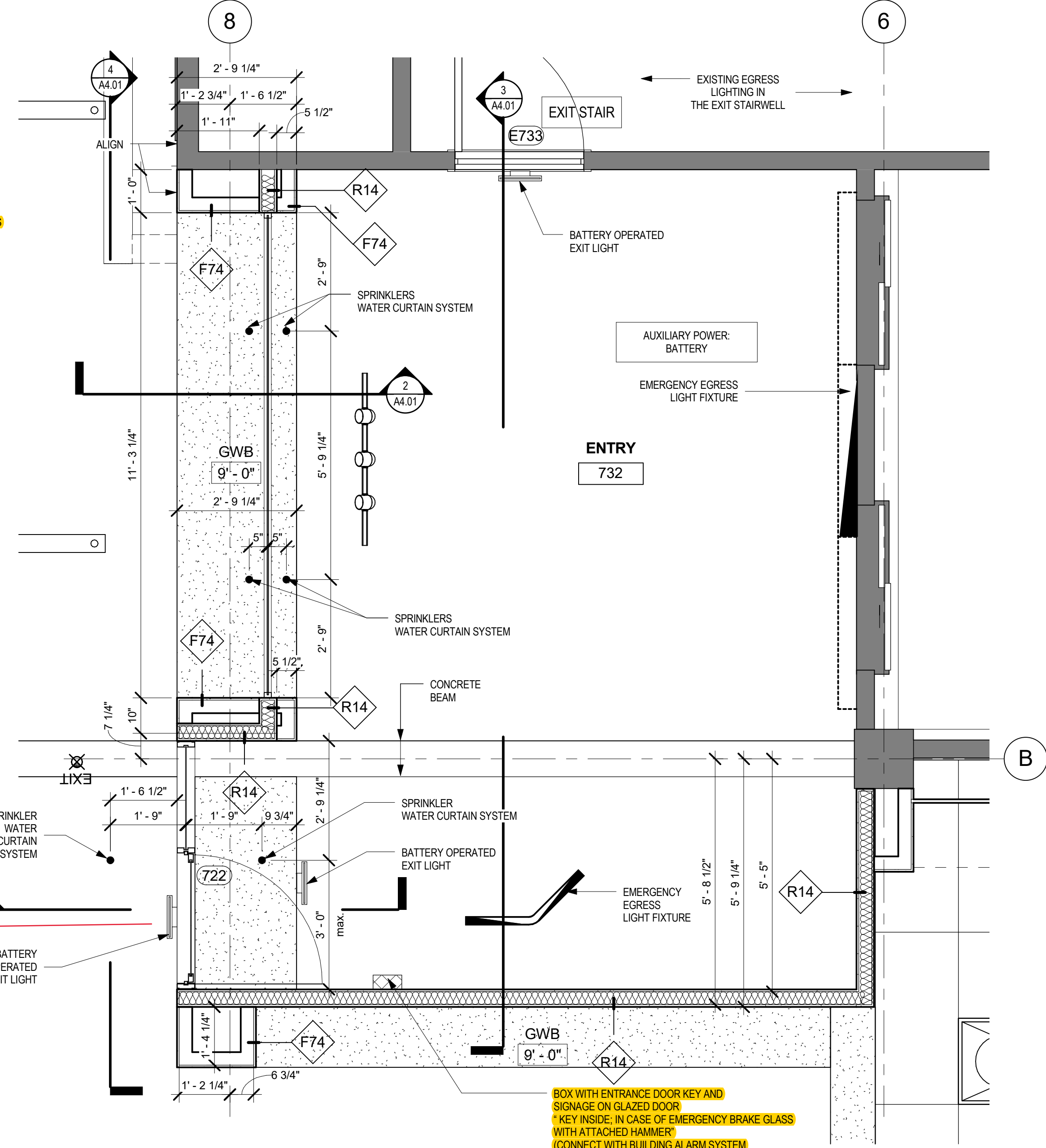


2  
ELEVATOR LOBBY - SECTION - GLAZED WALL  
1 1/2" = 1'-0"

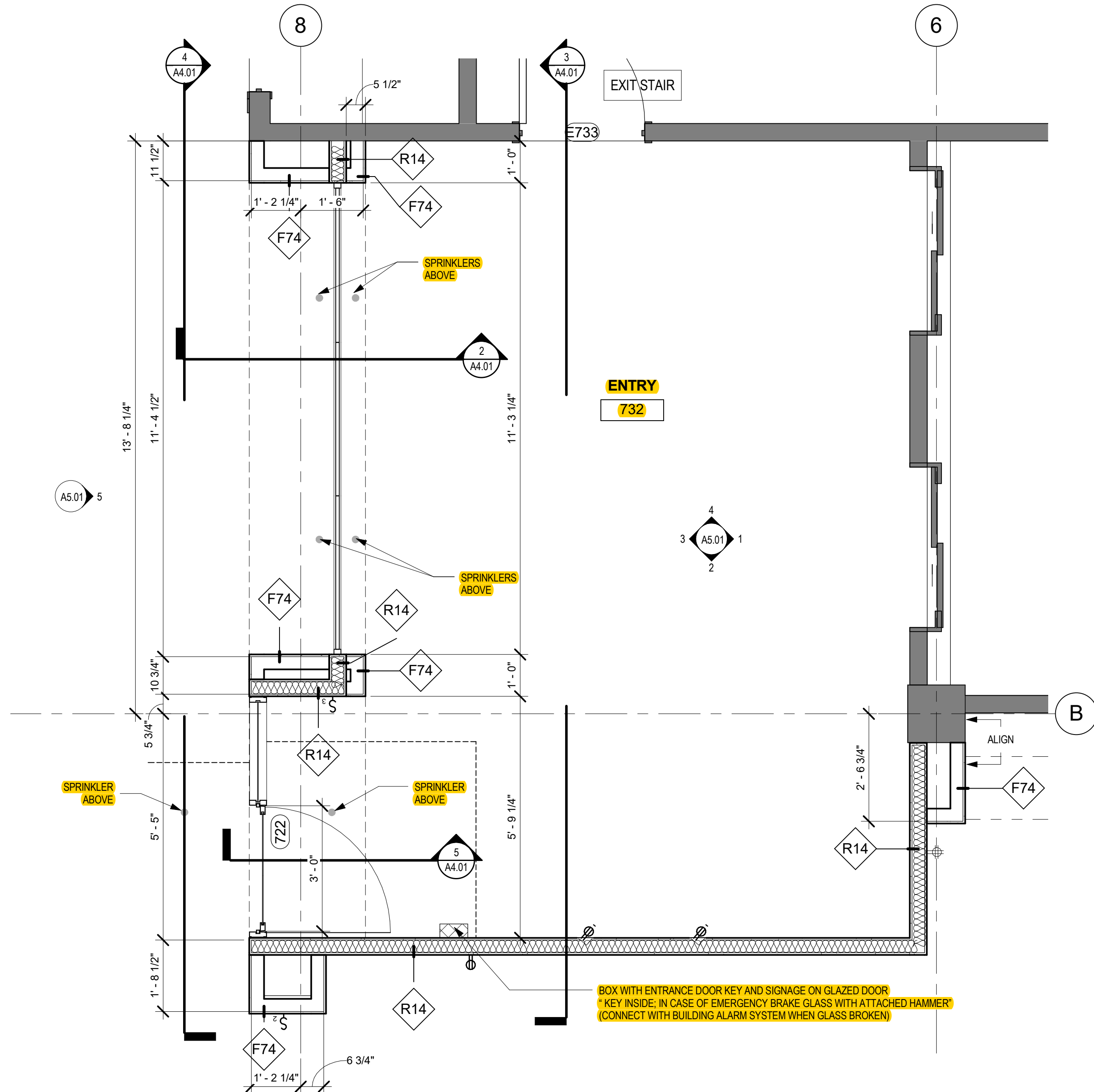


7  
1 HOUR RATED FIRE BARRIER  
1 1/2" = 1'-0"

The General Contractor shall schedule a Firestopping Meeting with the Building Inspector and all Subcontractors that will be installing firestopping materials. Each Subcontractor will provide a list of Firestop materials/assemblies which will be used, and the type of penetrations where each material/assembly will be used; and the listing and approval information (i.e. UL, ICC or other approved report/listing numbers.) This information must be submitted to, and approved by, the Building Inspector prior to any installation



6  
ELEVATOR LOBBY - REFLECTED CEILING PLAN  
1/2" = 1'-0"



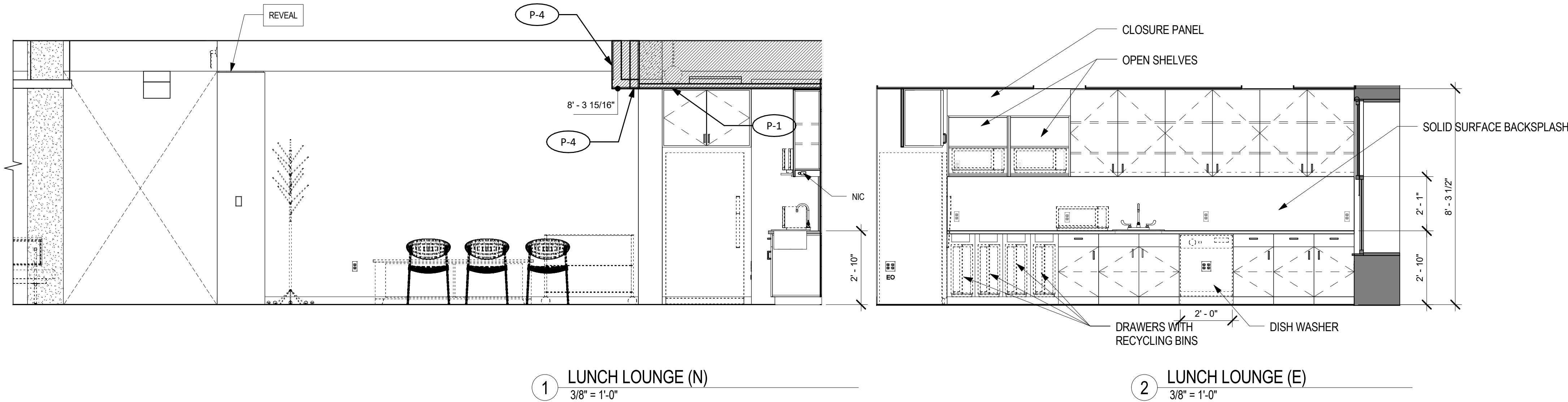
1  
ELECTRIC - 7TH FLOOR - ELEVATOR LOBBY PLAN  
1/2" = 1'-0"



6 OFFICE ENTRY SIDE

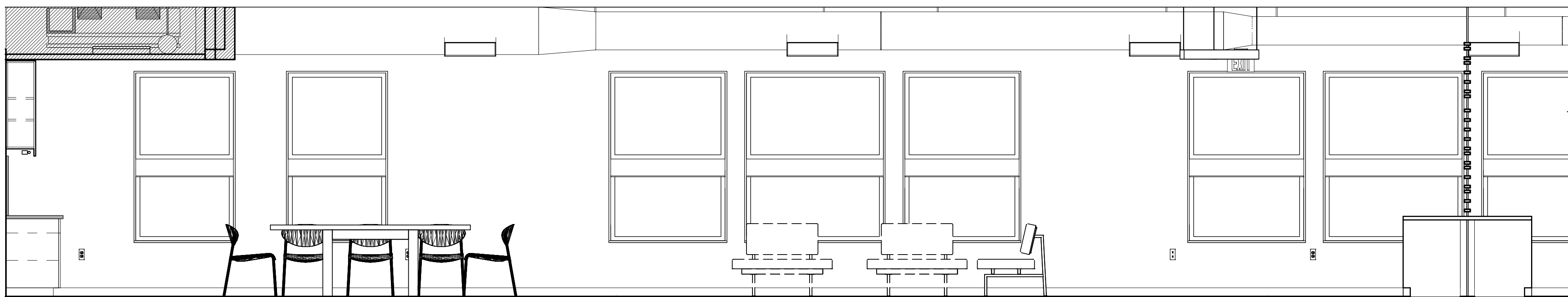


7 ELEVATOR LOBBY

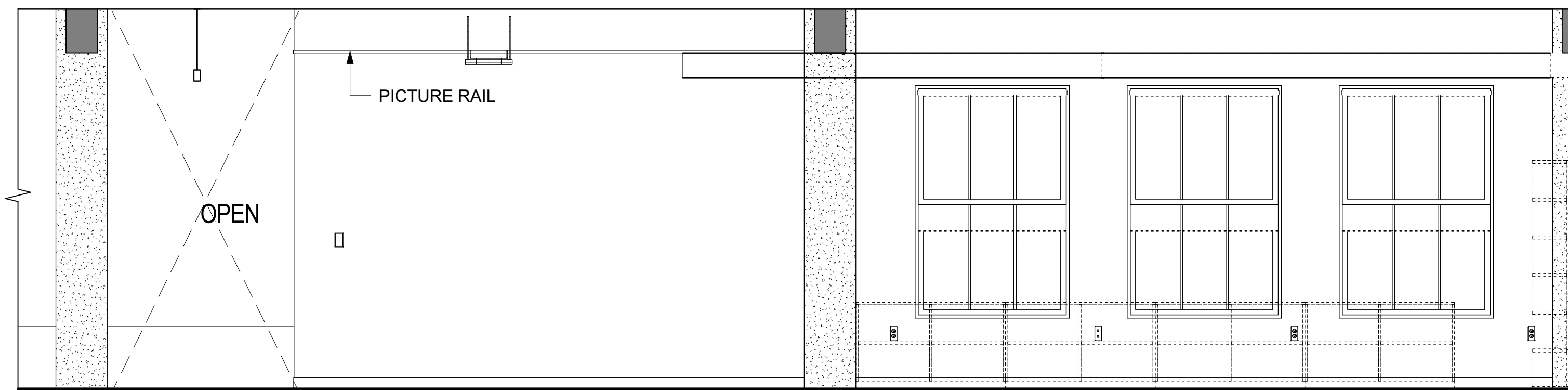


1 LUNCH LOUNGE (N)  
3/8" = 1'-0"

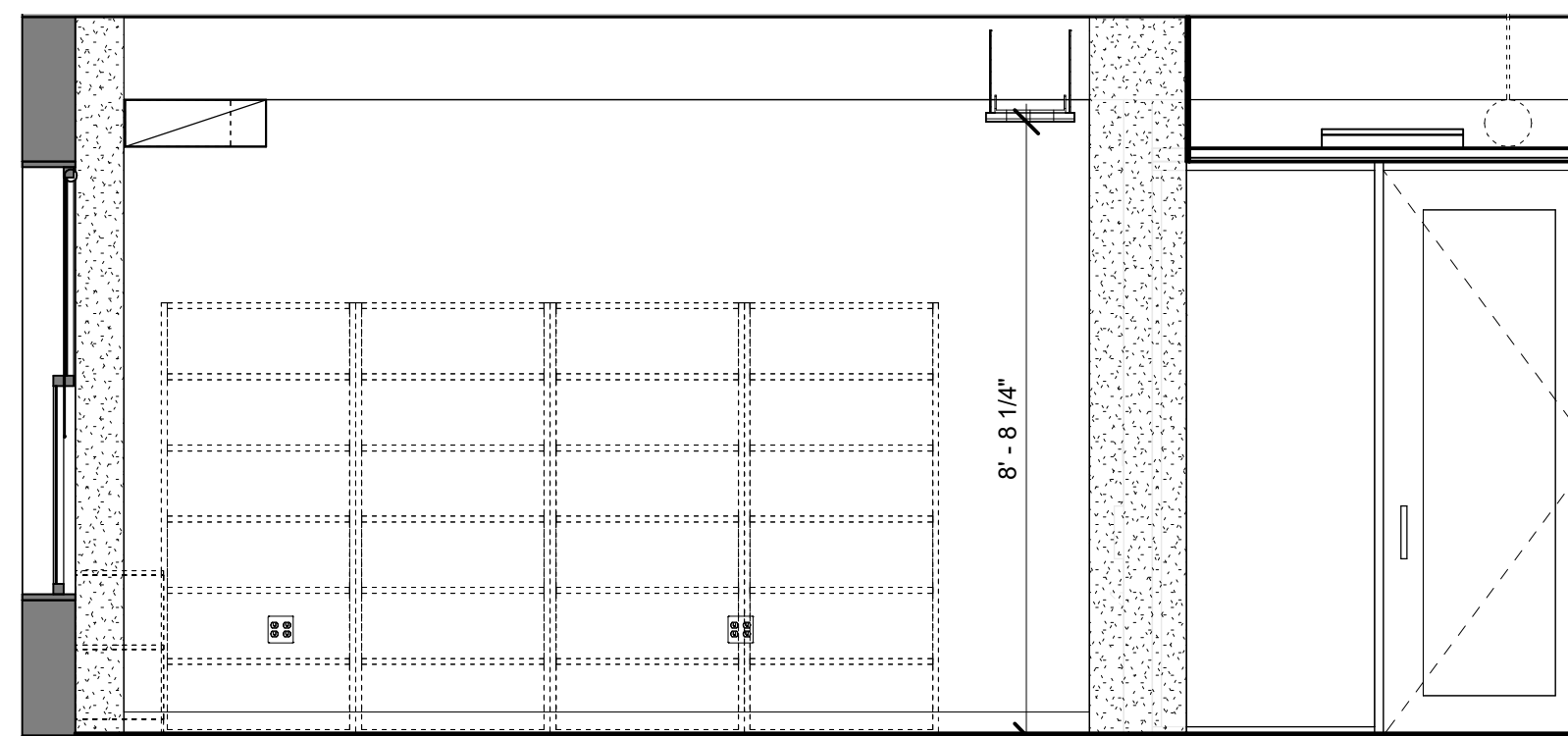
2 LUNCH LOUNGE (E)  
3/8" = 1'-0"



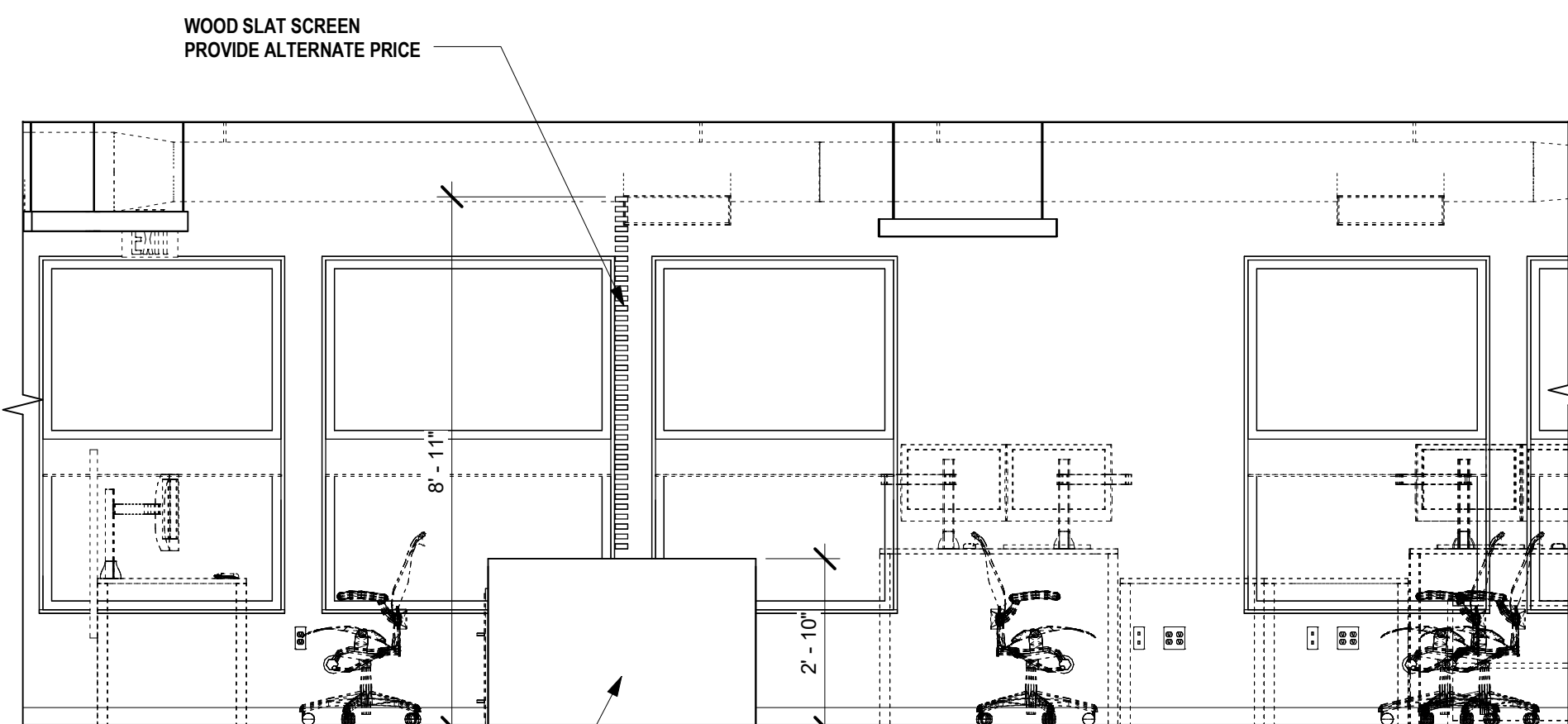
3 LOUNGE (S)  
3/8" = 1'-0"



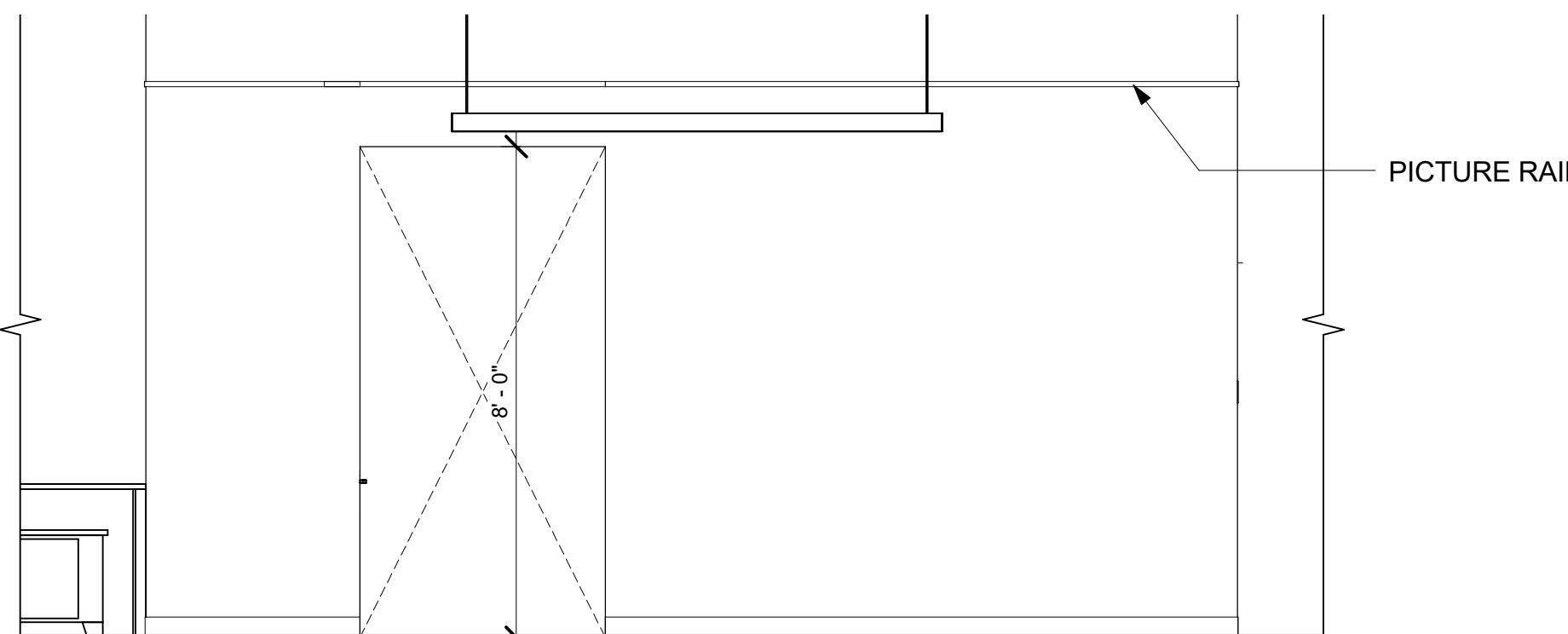
4 DESIGN LOUNGE (W)  
3/8" = 1'-0"



5 ARCH LIBRARY (N)  
3/8" = 1'-0"



8 CORRIDOR (S)  
3/8" = 1'-0"



9 CORRIDOR (N)  
3/8" = 1'-0"

# CKA OFFICE REMODEL

ISSUE DATE: 11/17/2017

REVISIONS:

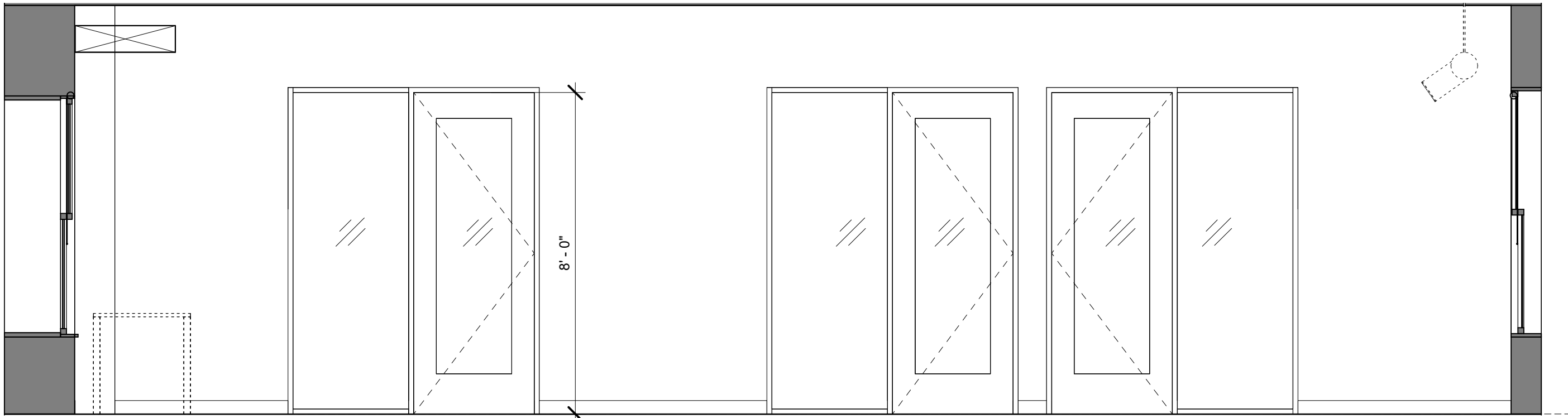
1 REVISI 11/08/2017  
ON 2

BUILDING CODE APPEAL

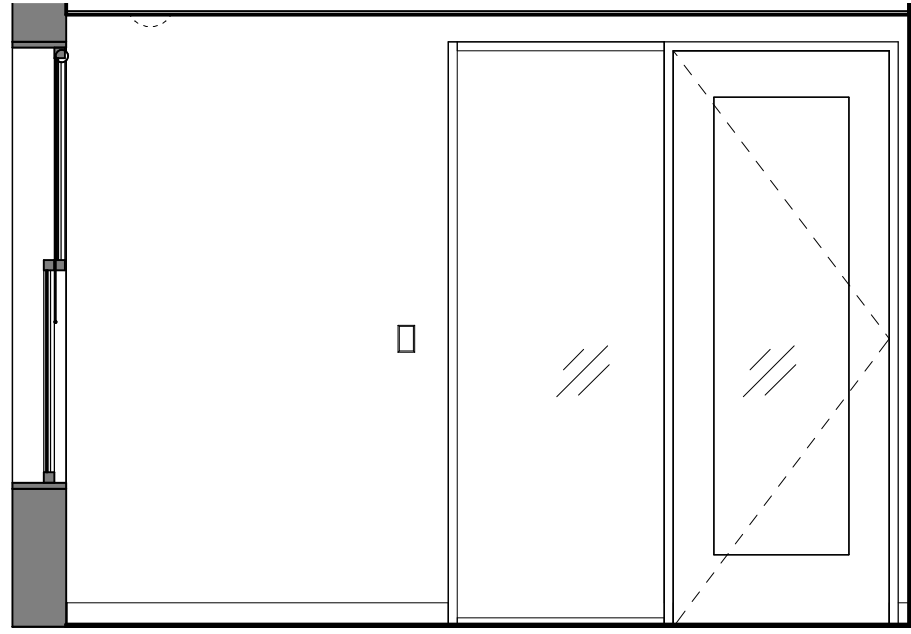
INTERIOR  
ELEVATIONS

A5.02

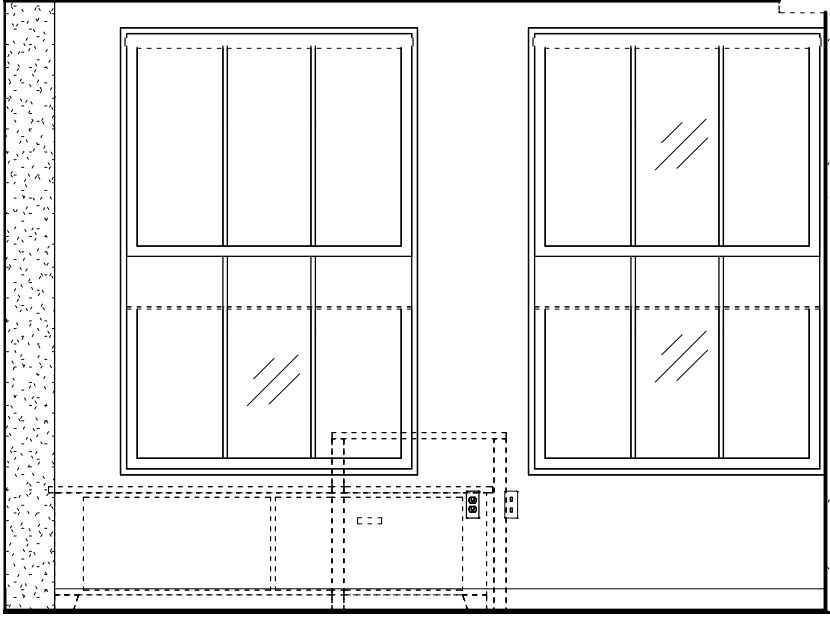




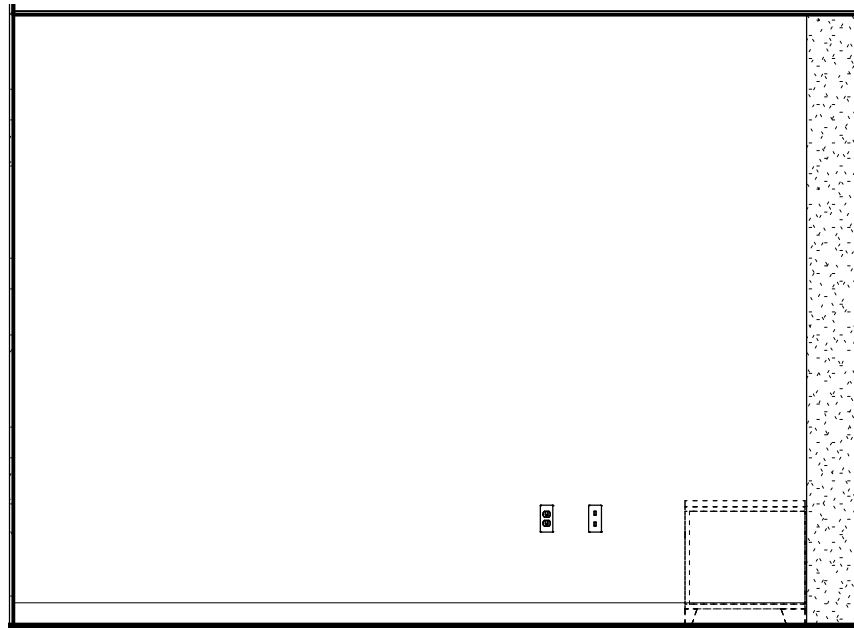
1 WORKSTATIONS OFFICE ENTRY  
3/8" = 1'-0"



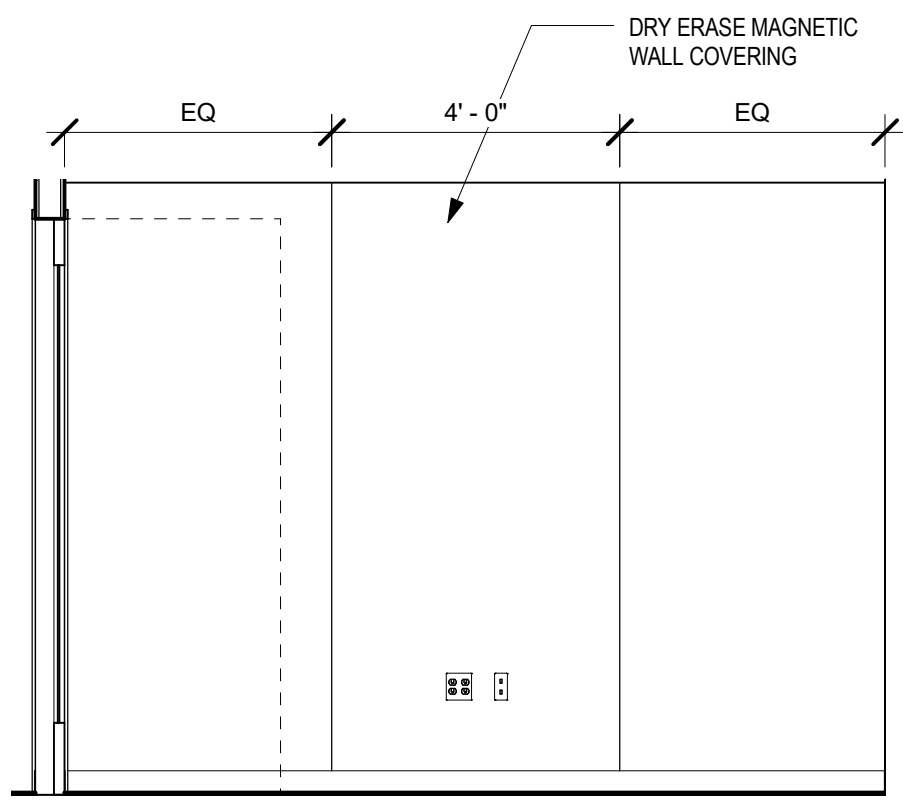
2 OFFICE 3 (S)  
3/8" = 1'-0"



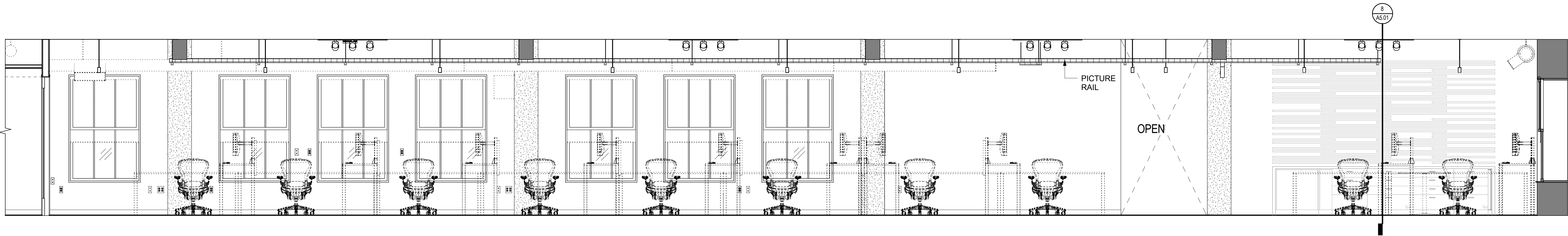
3 OFFICE 3 (E)  
3/8" = 1'-0"



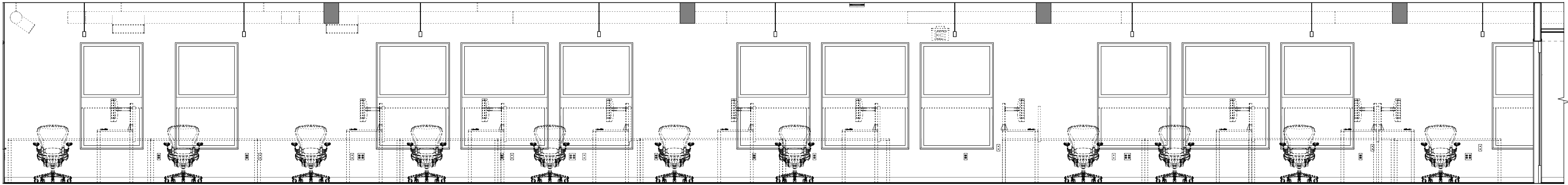
4 OFFICE 3 (N)  
3/8" = 1'-0"



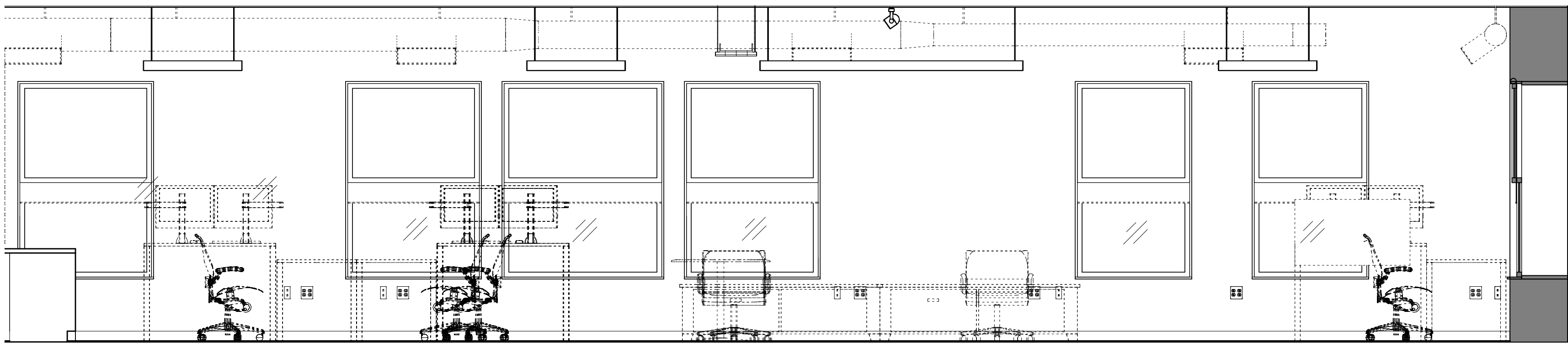
5 OFFICE 3 (W)  
3/8" = 1'-0"



6 WORKSTATIONS (E)  
3/8" = 1'-0"



7 WORKSTATIONS (W)  
3/8" = 1'-0"



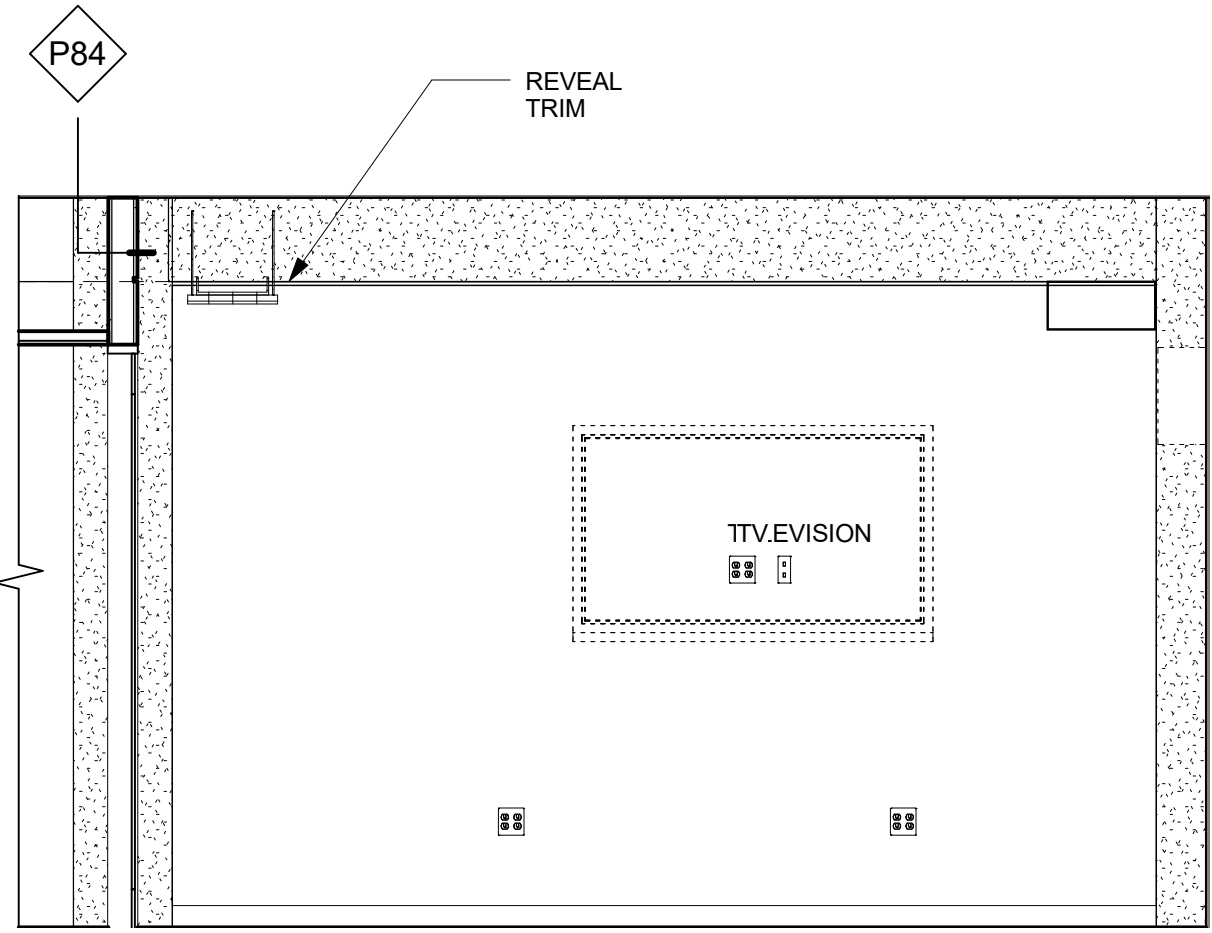
8 WORKSTATIONS (S)  
3/8" = 1'-0"

GENERAL NOTES

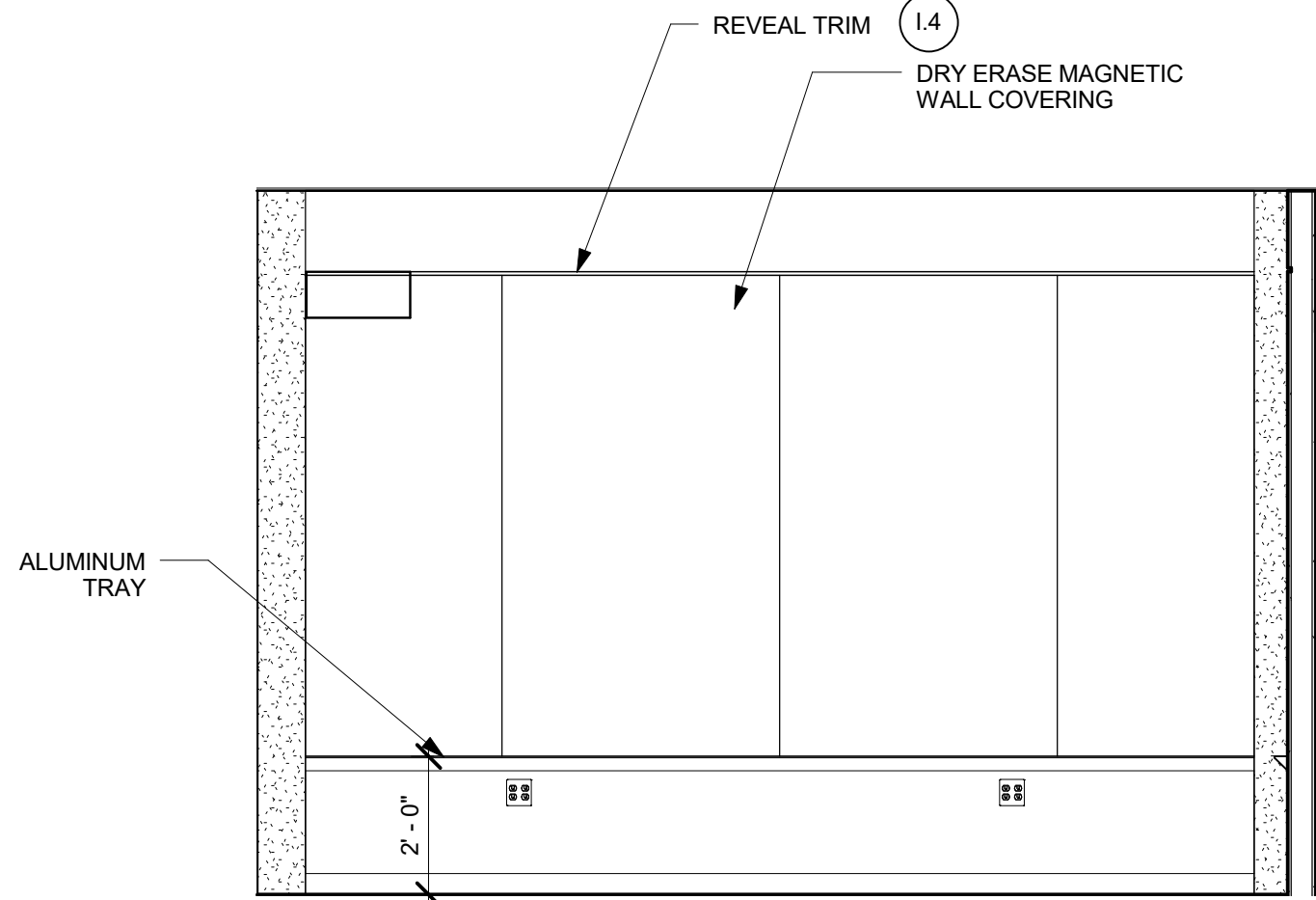
- CABINETMAKER SHALL COORDINATE WITH OTHER TRADES, VENDORS AND OWNER FOR ITEMS INSTALLED IN AND AROUND CABINERY
- GROMMETS AND ELECTRICAL OUTLETS: INSTALL GROMMETS IN COUNTERTOPS FOR ALL UNDER-COUNTER OUTLETS AS FOLLOWS:
  - 1 1/2" DIA. GROMMET FOR UP TO 2 OUTLETS
  - 2 1/2" DIA. GROMMET FOR UP TO 4 OUTLETS
- SEE DETAIL SHEETS FOR TYPICAL CABINERY CONSTRUCTION DETAILS
- COORDINATE MOUNTING HEIGHTS FOR ALL SIGNAGE, EQUIPMENT AND FIXTURES WITH STANDARD MOUNTING HEIGHT DRAWING.
- PRIOR TO COVERING WALL, BACKING SHALL BE PROVIDED TO ACCOMMODATE ALL HUNG ITEMS AND ACCESSORIES CALLED FOR ON THE CONSTRUCTION DOCUMENTS. SUCH ITEMS CONSIST OF, BUT ARE NOT LIMITED TO: UPPERCASE CABINETS, STORAGE SHELVING, TELEVISIONS, COMPUTER MONITORS, LAVATORY ACCESSORIES, AND FUTURE INSTALLATION OF GRAB BARS AT THE SIDES OF WATER CLOSETS.

-KEYNOTES-

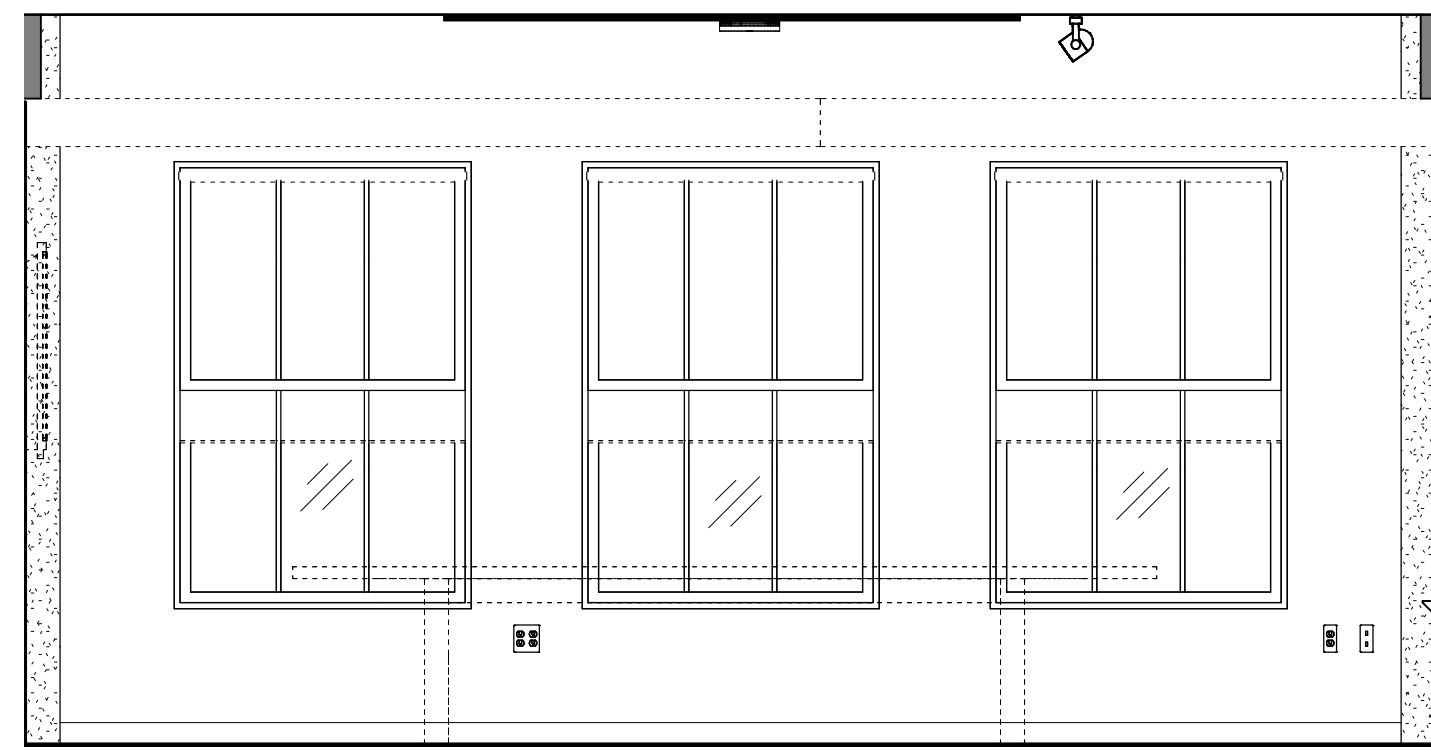




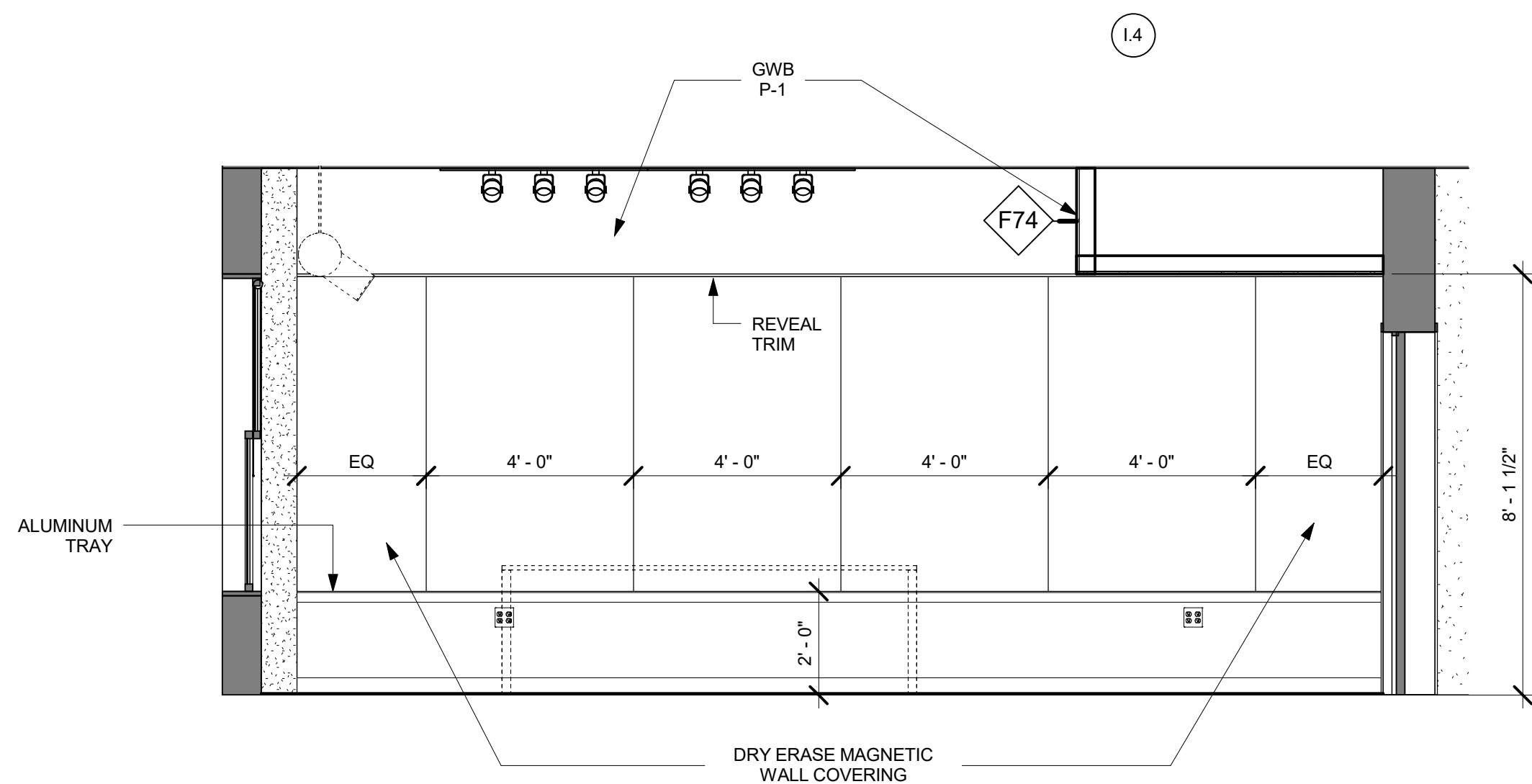
1 MEETING ROOM 1 (S)  
3/8" = 1'-0"



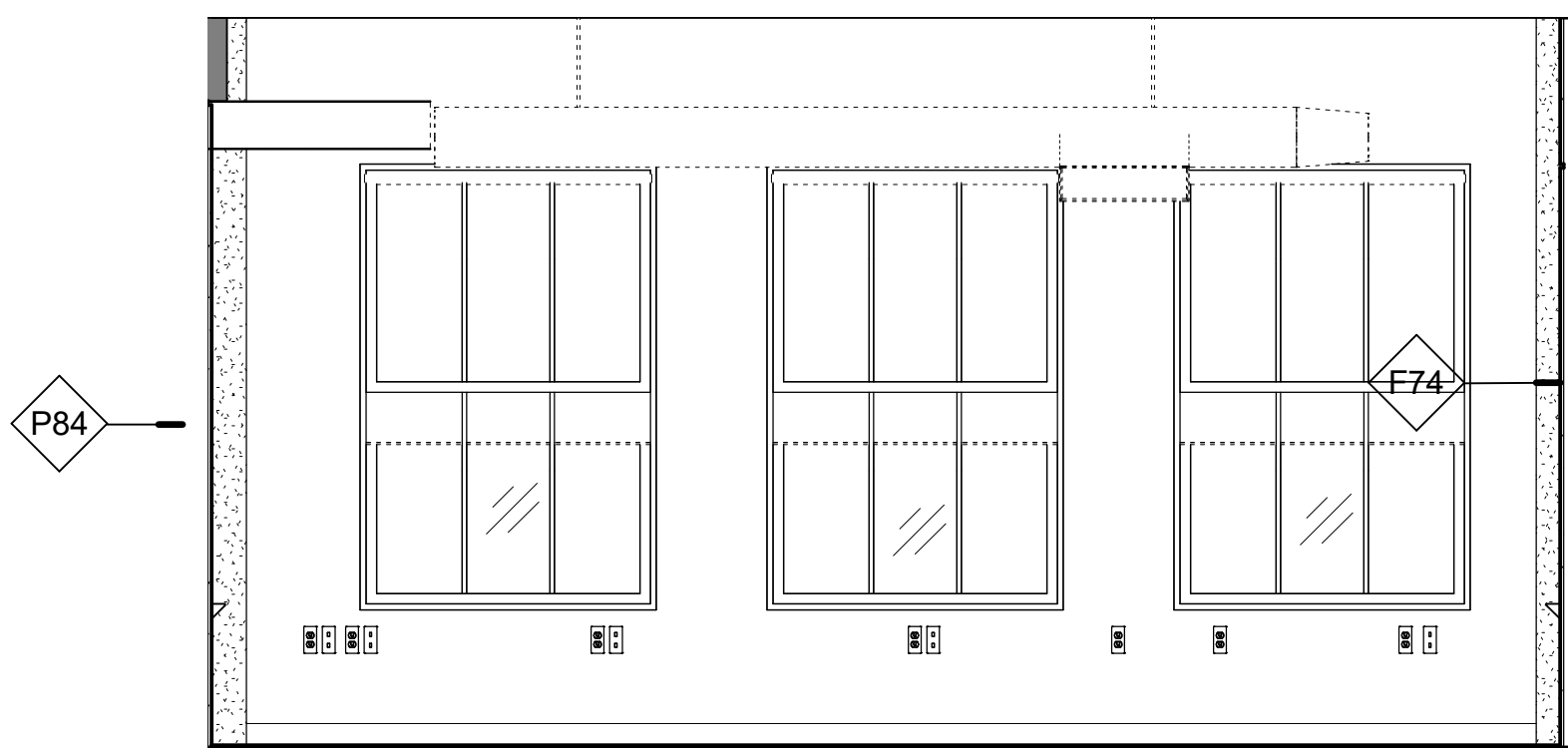
2 MEETING ROOM 1 (N)  
3/8" = 1'-0"



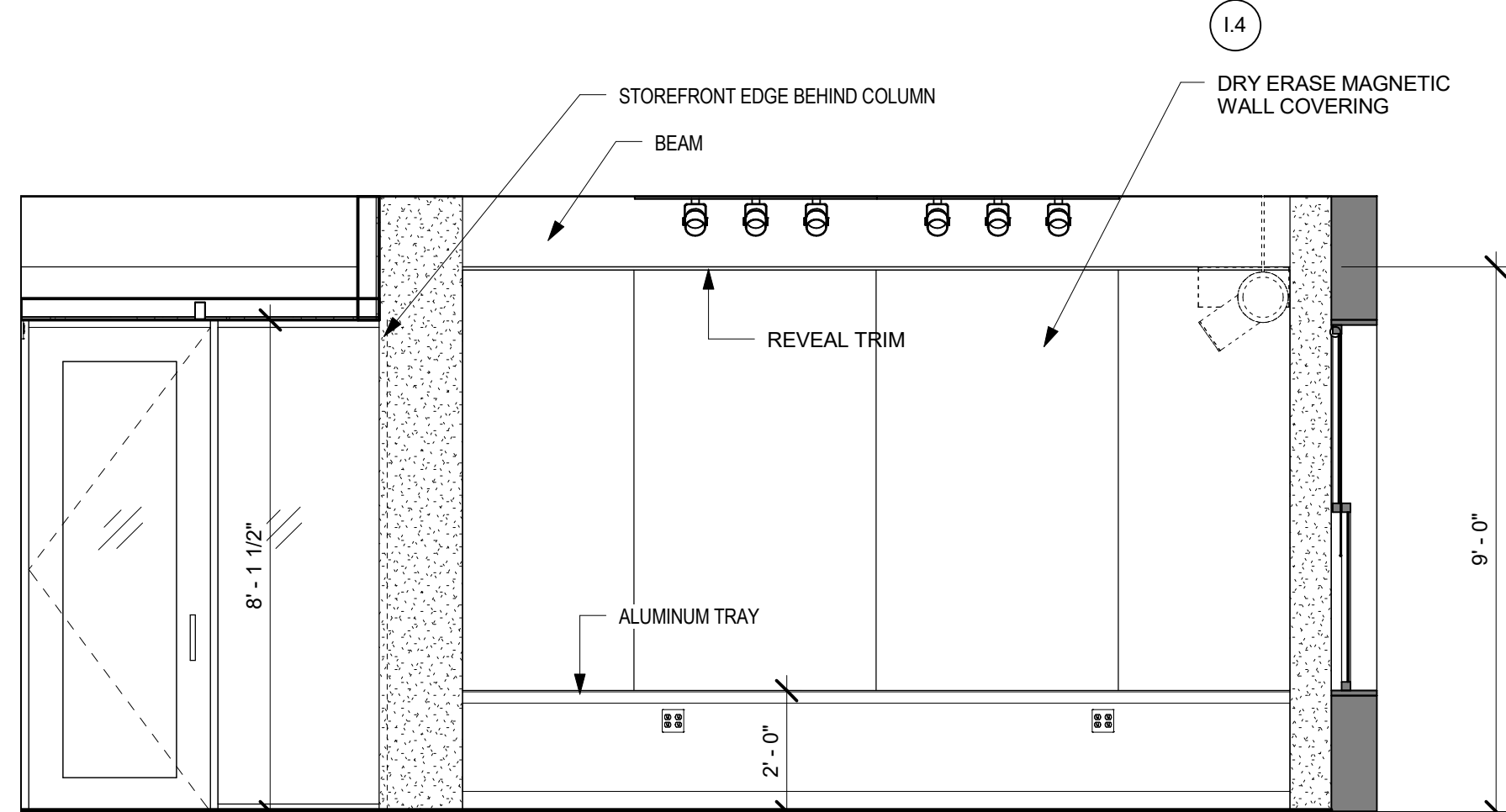
3 MEETING ROOM 1 (W)  
3/8" = 1'-0"



4 MEETING ROOM 2 (N)  
3/8" = 1'-0"



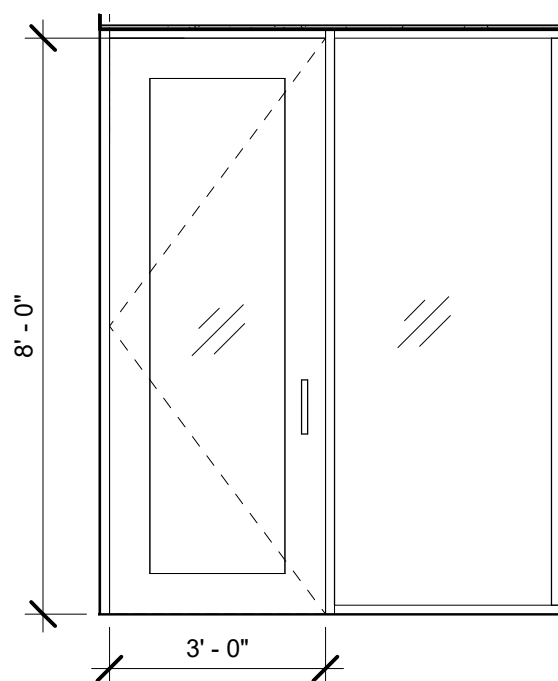
5 MEETING ROOM 2 (W)  
3/8" = 1'-0"



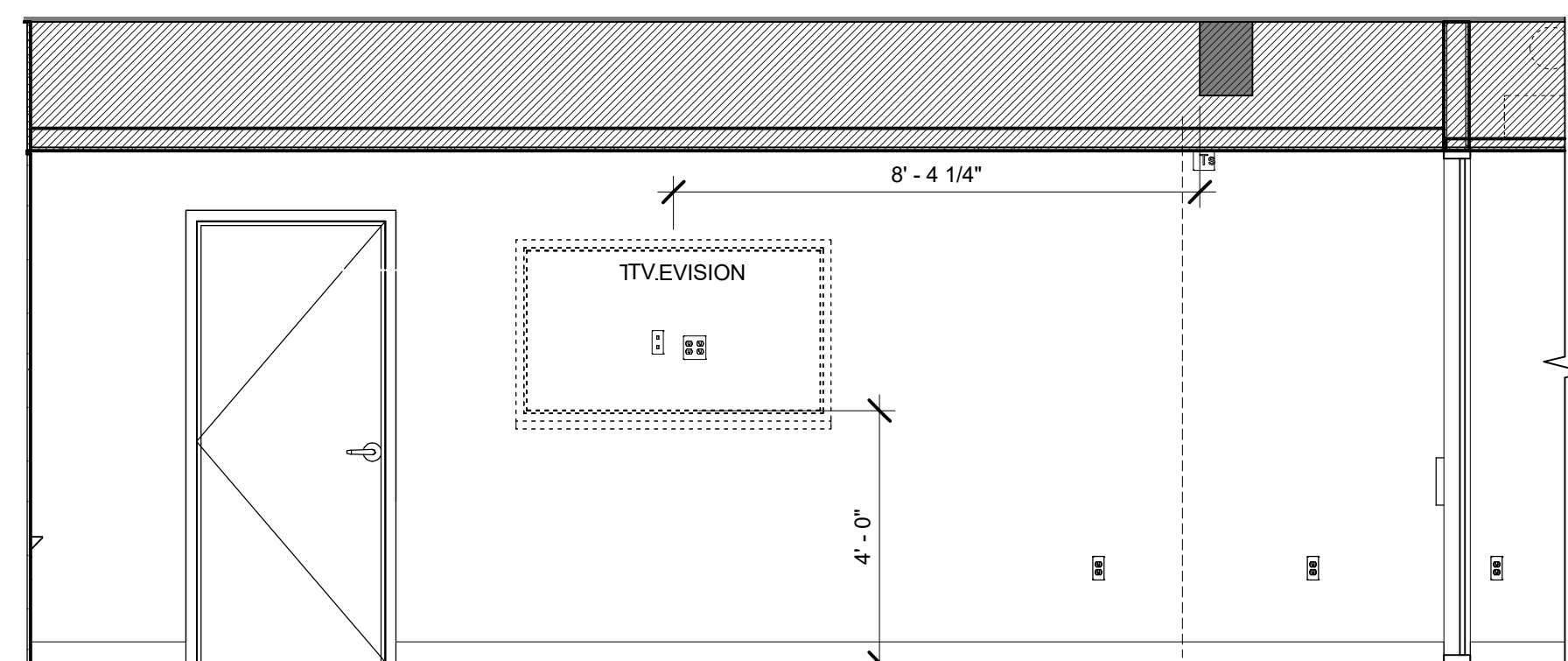
6 MEETING ROOM 2 (S)  
3/8" = 1'-0"

-KEYNOTES-

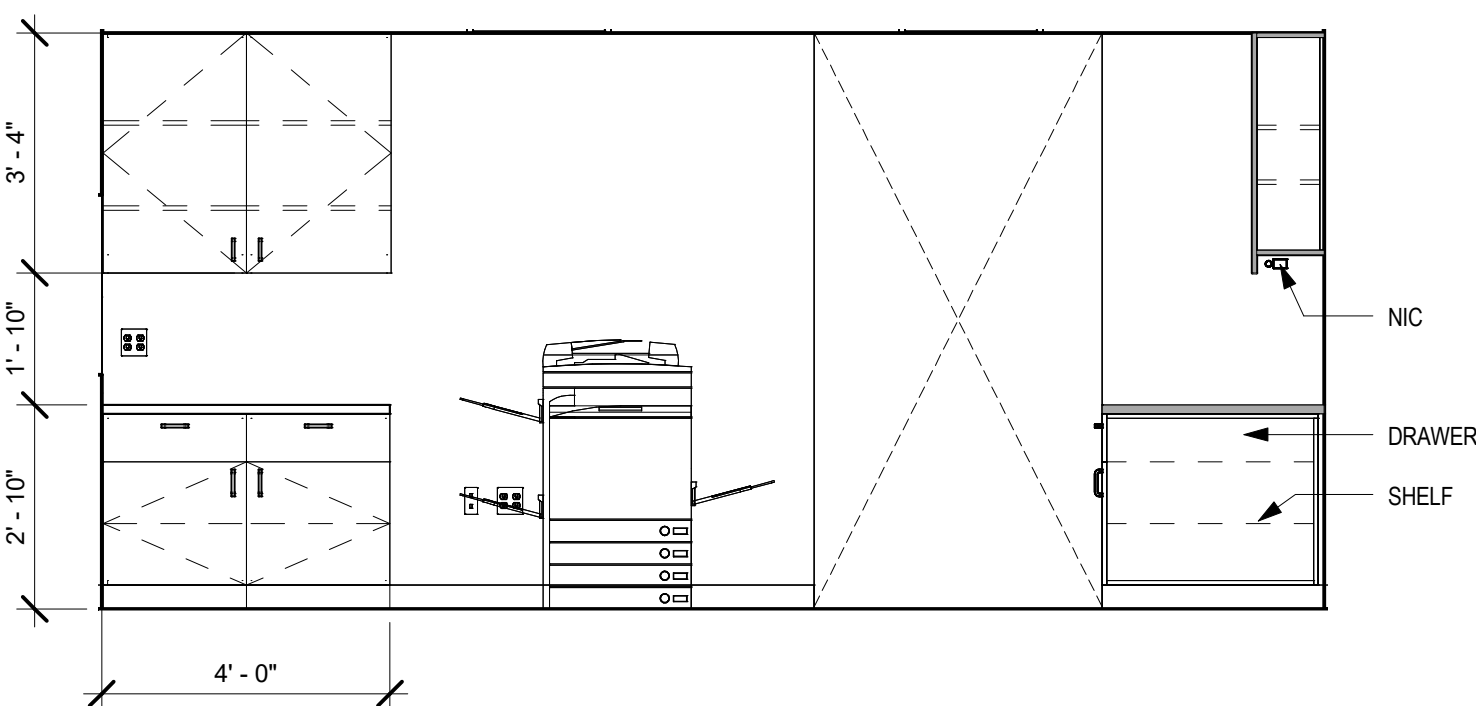
14 ALUMINUM TRAY



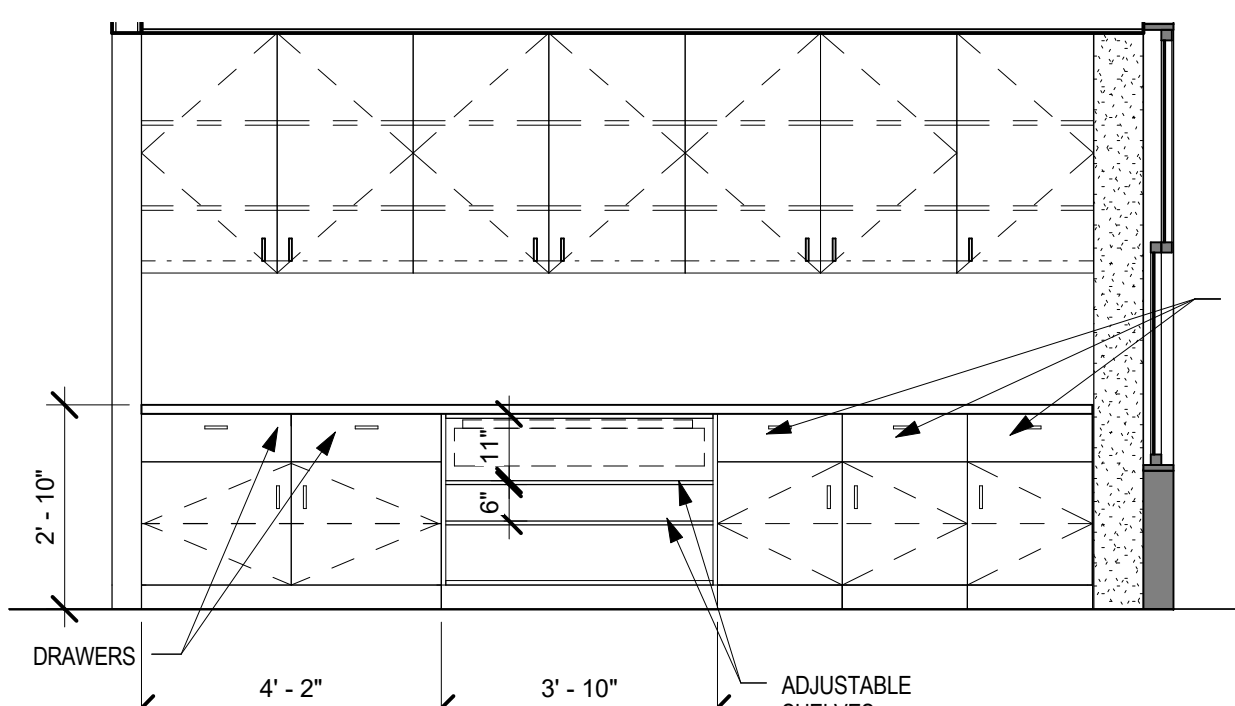
7 MEETING ROOM 2 ENTRY  
3/8" = 1'-0"



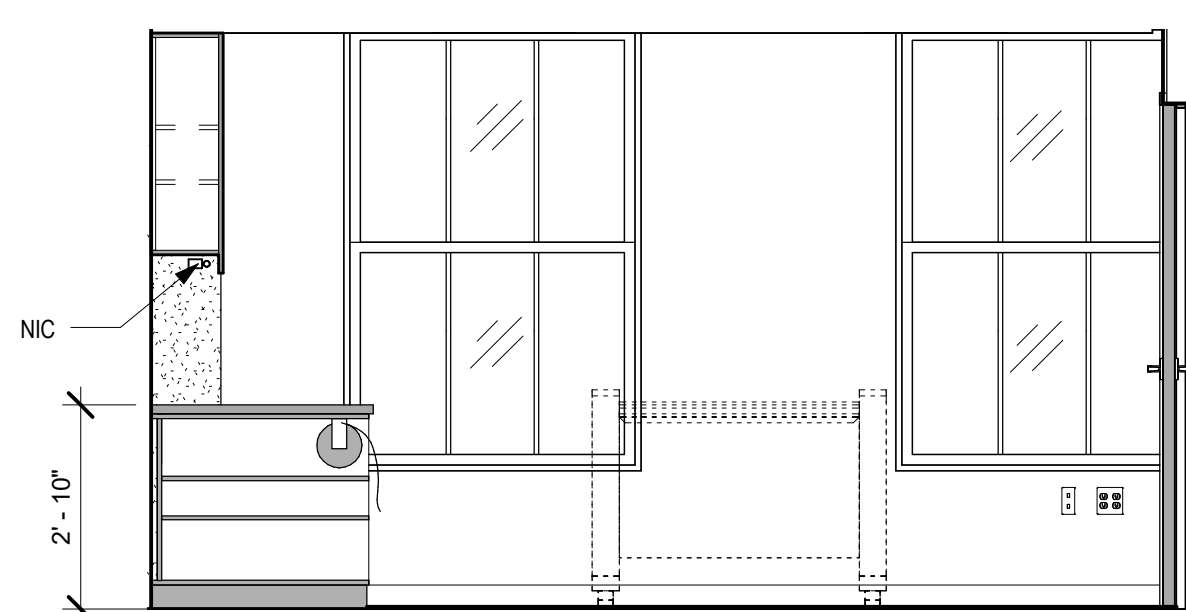
10 MEETING ROOM 2 (E)  
3/8" = 1'-0"



12 WORKROOM (S)  
3/8" = 1'-0"



8 WORKROOM (W)  
3/8" = 1'-0"



9 WORKROOM (N)  
3/8" = 1'-0"

CKA OFFICE REMODEL  
7TH FLOOR - ELECTRIC BUILDING

621 SW Alder St., Portland, OR 97205

ISSUE DATE: 11/17/2017

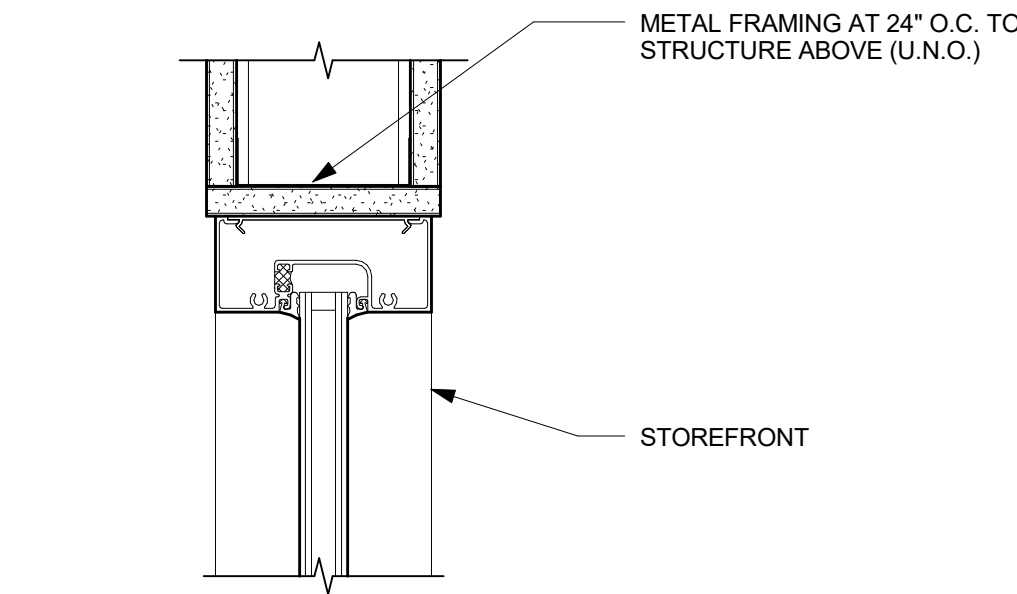
REVISIONS:

1 REVISION 2 11/08/2017

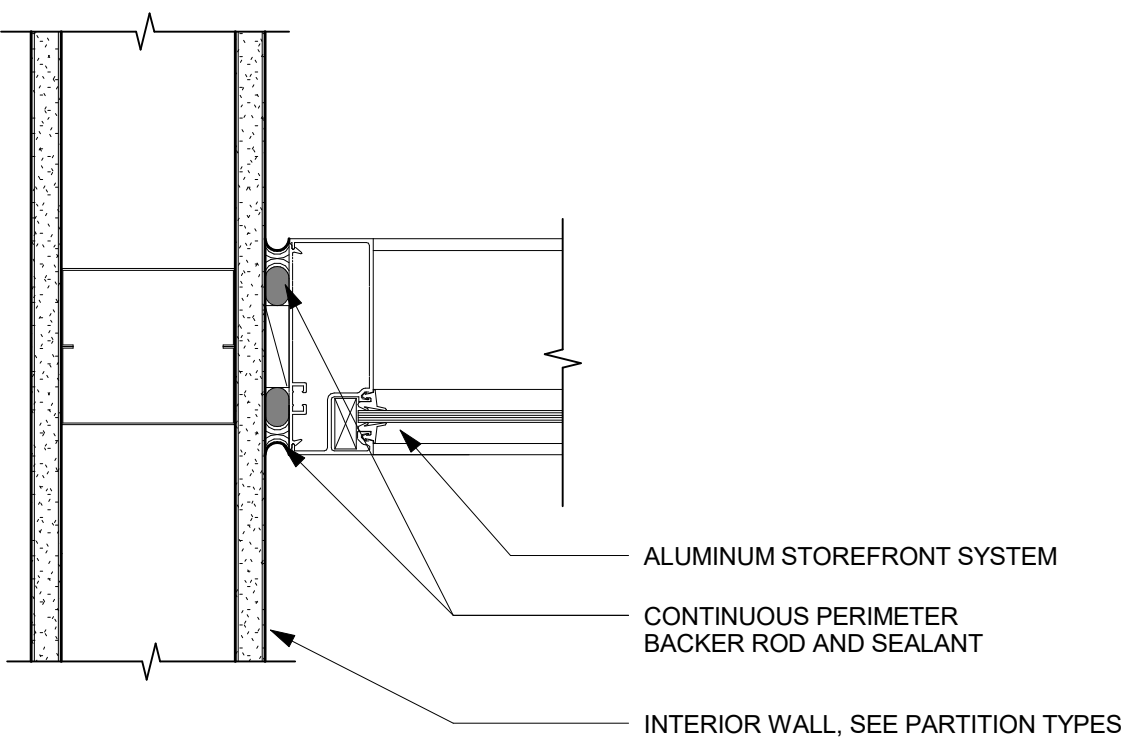
BUILDING CODE APPEAL

INTERIOR  
ELEVATIONS

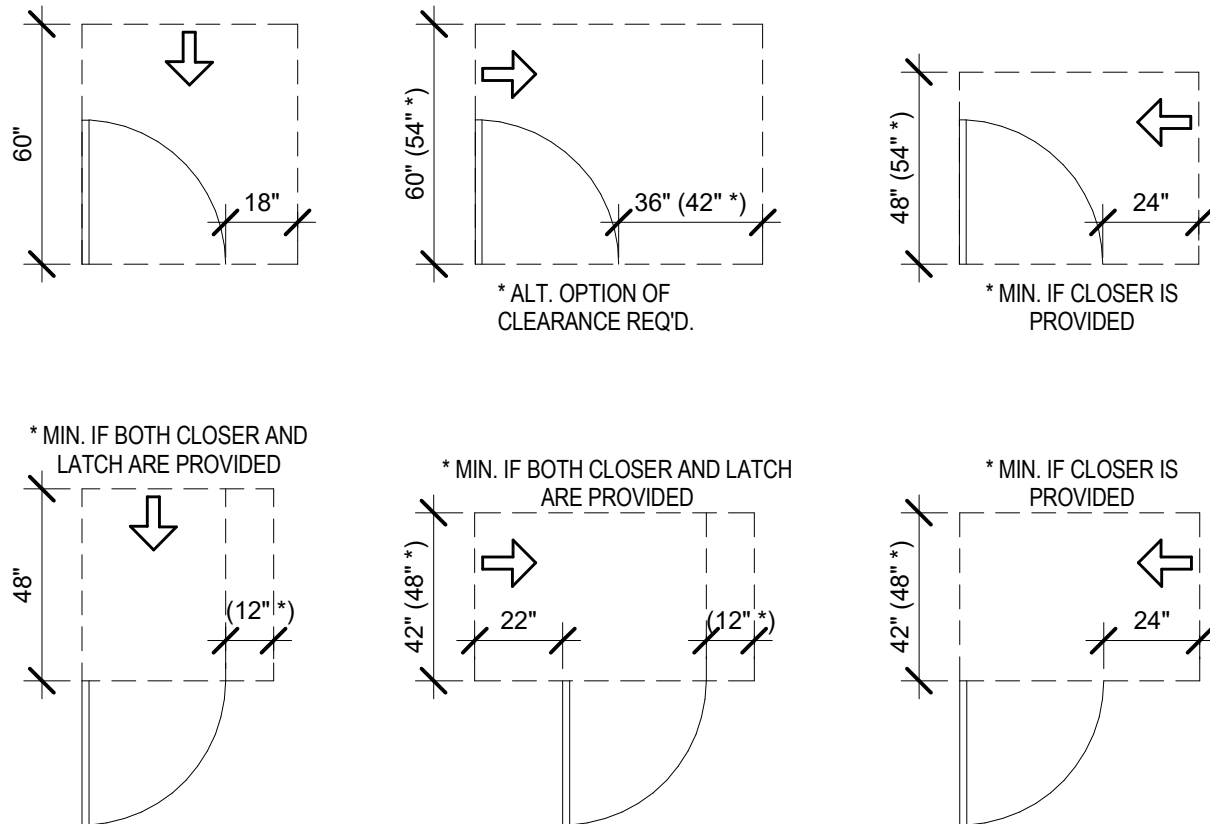
A5.04



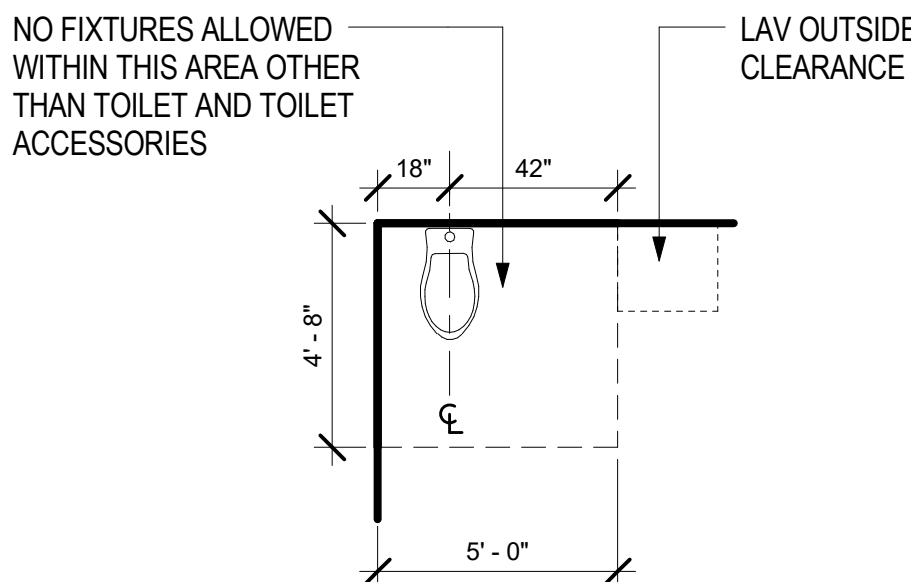
3 SOFFIT - STOREFRONT DROPPED HEADER  
3' = 1'-0"



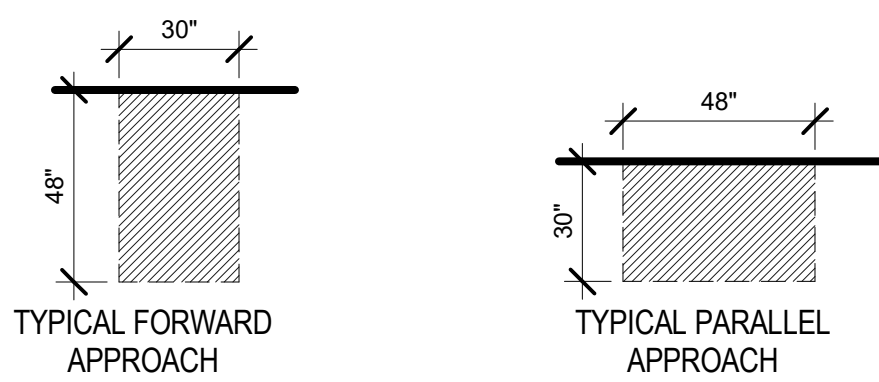
4 SF JAMB @ INT. WALL  
3' = 1'-0"



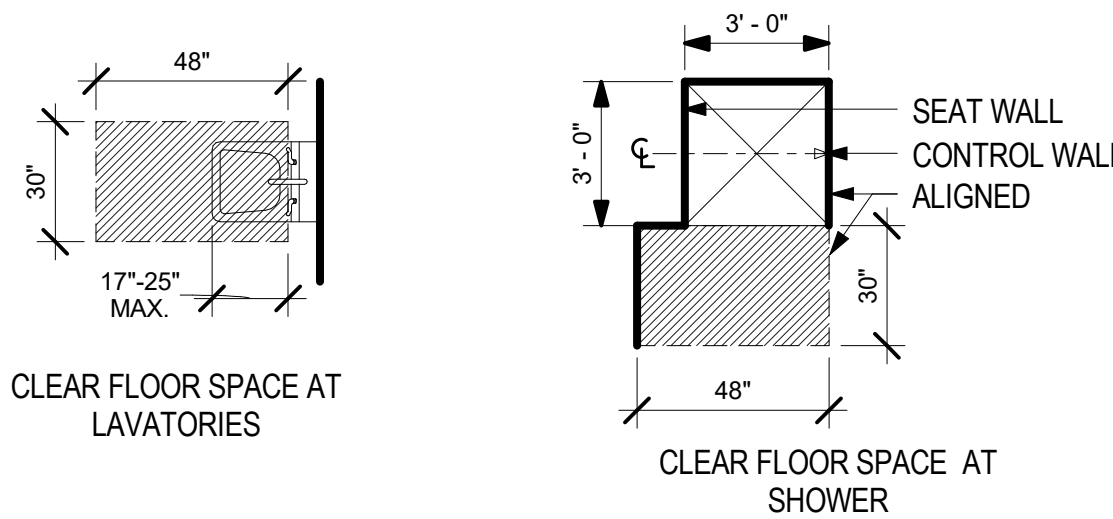
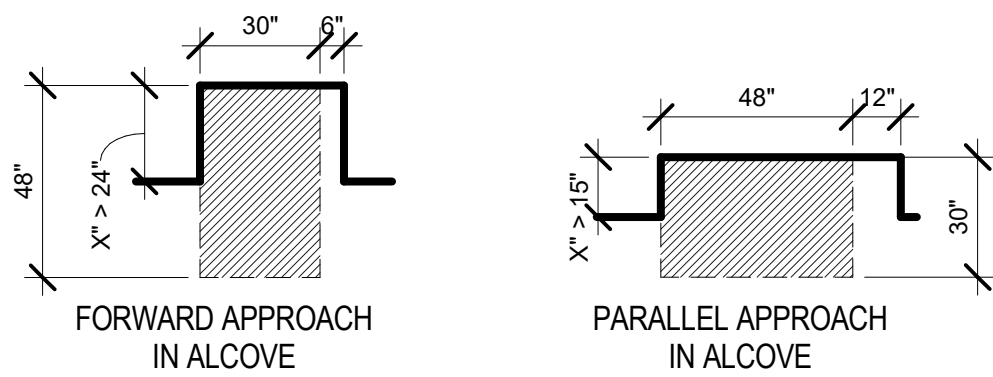
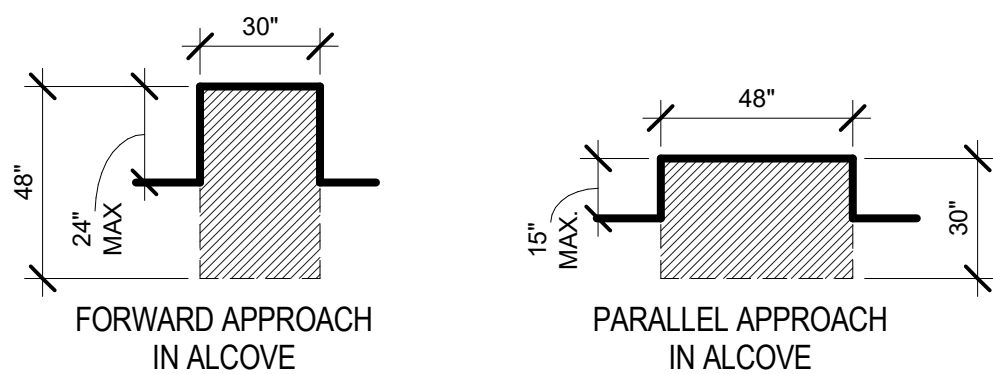
MANEUVERING CLEARANCES AT SWINGING DOORS



CLEAR FLOOR SPACE AT WATER CLOSETS



NOTE:  
TYPICALLY A CLEAR FLOOR SPACE OF 30"x48" (FORWARD OR PARALLEL APPROACH) IS REQUIRED AT ALL WORK SURFACES, LAVATORIES / SINKS, APPLIANCES AND EQUIPMENT. CONSULT THE ARCHITECT W/ RESTRICTIVE FIELD CONDITION ISSUES.



CLEAR FLOOR SPACE

1 TYPICAL ADA CLEARANCES  
1/4" = 1'-0"



CKA OFFICE REMODEL  
7TH FLOOR - ELECTRIC BUILDING  
621 SW Alder St., Portland, OR 97205

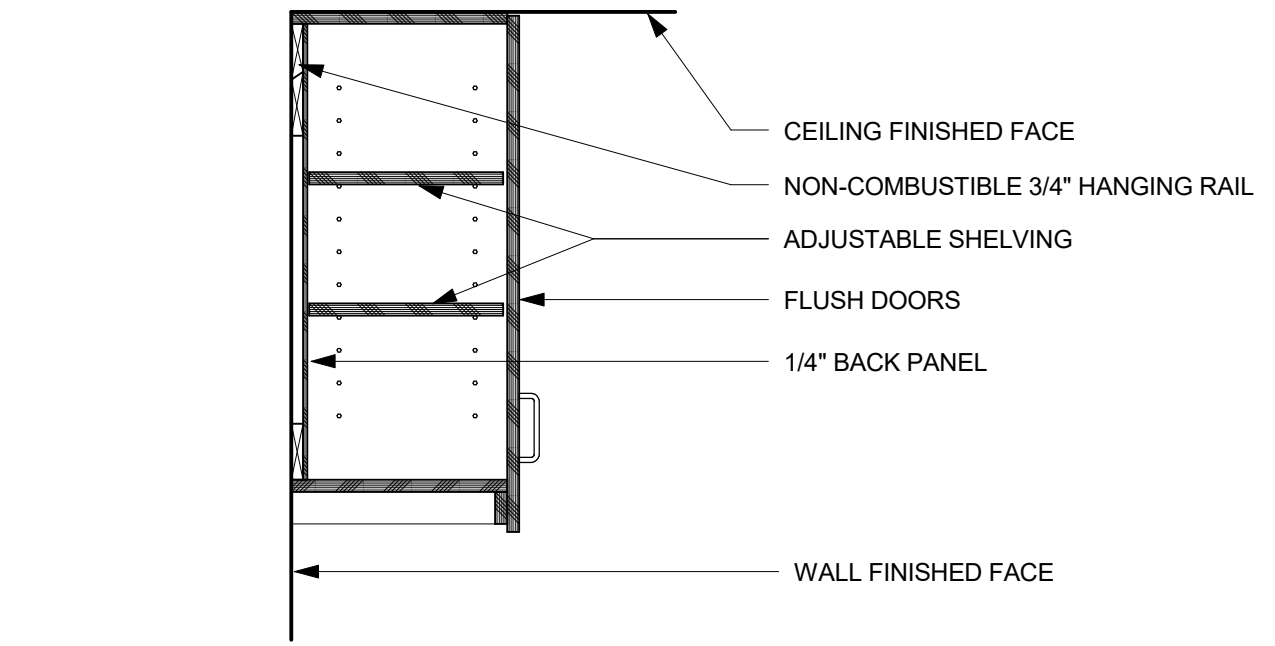
ISSUE DATE: 11/17/2017  
REVISIONS:

COMMENTS

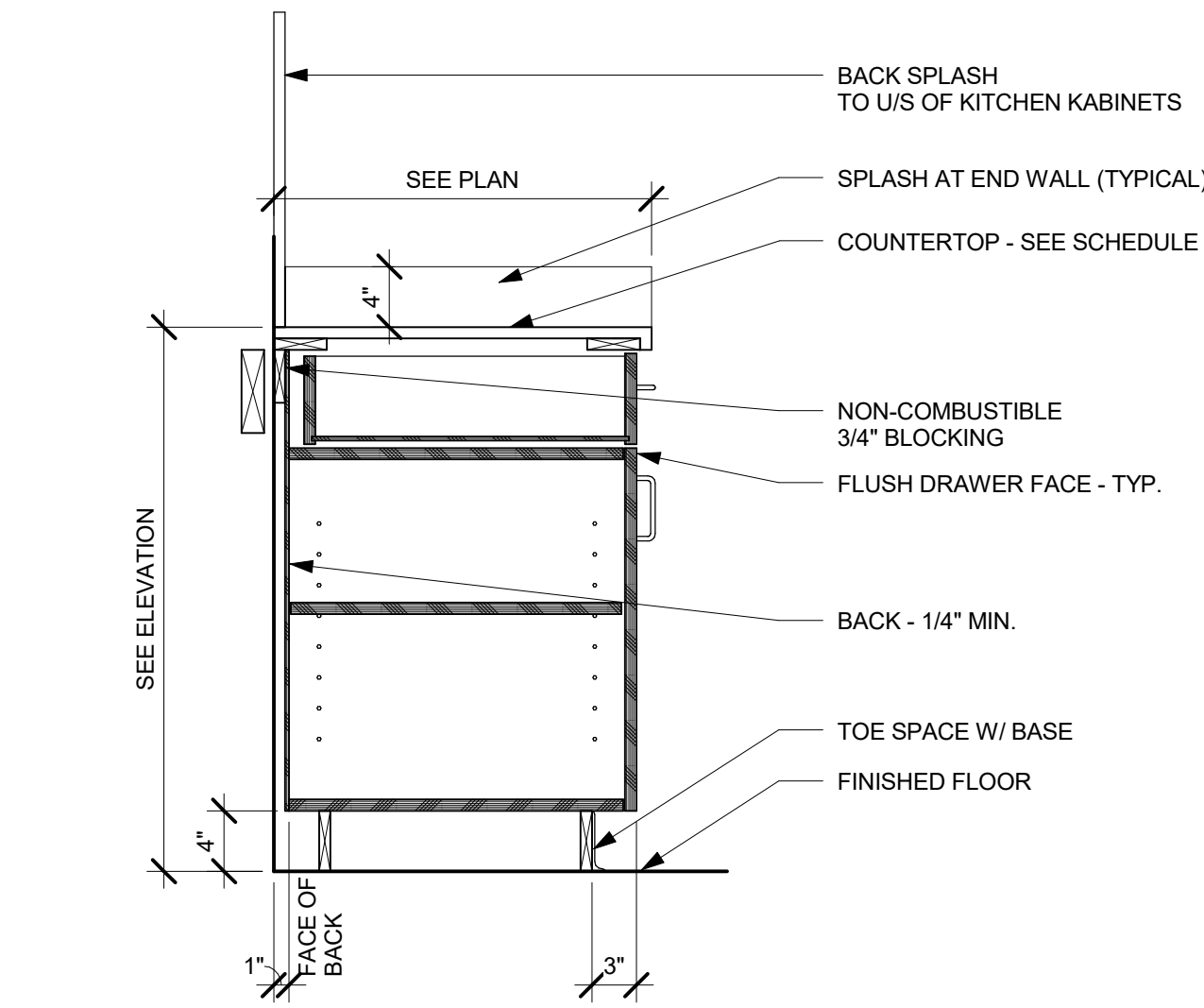
1. INTEGRAL SOLID SURFACE SINK, SEE SCHEDULE ON SHEET A9.50
2. SEE NURSE STATION DETAILS FOR MORE ACOURATE EXTENTS OF MATERIALS
3. SEE SHEETS A8.00-A8.20 FOR CASEWORK DETAILS
4. INTEGRAL SOLID SURFACE APRON
5. REFER TO DETAILS ON SHEET A8.20 FOR WARDROBE CONFIGURATION
6. REFER TO HOOK AND CHAIN DETAIL
7. RETURN APRON TO WALL
8. PROVIDE OPENING IN BACK OF CABINET FOR POWER
9. 40 BINDER SLOTS
10. ---
11. ---
12. (4) 18" LOWER SHELVES, (2) 12" UPPER SHELVES
13. (3) 18" LOWER SHELVES, (3) 12" UPPER SHELVES
14. ---
15. (1) UPPER SHELF
16. PROVIDE SLOT FOR VENTING ON SIDE OF CABINET
17. 2" BACKSPLASH, SIDESPLASHES TO MATCH WHERE THEY ARE REQUIRED

GENERAL NOTES

1. PROVIDE BACKSPLASH AND SIDE SPLASH WHERE COUNTER TERMINATES AT ADJACENT WALL. BACK AND SIDE SPLASHES TO MATCH COUNTERTOP U.N.O.
2. ALL WINDOW SILLS TO BE SOLID SURFACE, TYPICAL
3. CASEWORK SUBCONTRACTOR IS RESPONSIBLE FOR FIELD MEASUREMENTS TO CONFIRM ALL DIMENSIONS
4. ALL CASEWORK EDGES TO HAVE A 1/8" RADIUS UNLESS OTHERWISE NOTED.



4 UC - WALL CABINET  
1" = 1'-0"



2 BC - DRAWER CABINET  
1" = 1'-0"



DOOR SCHEDULE											
MARK	ROOM NUMBER	ROOM NAME	DOOR				FRAME		FIRE RATING	HDWR	COMMENTS
			SIZE		TYPE	MATERIAL	TYPE	MATERIAL			
			WIDTH	HEIGHT							
708	708	PHONE BOOTH	3' - 0"	8' - 0"	D2	AL		AL	N/A	PASSAGE LOCK	
709	709	PHONE BOOTH	3' - 0"	8' - 0"	D2	AL		AL	N/A		
710	710	PHONE BOOTH	3' - 0"	8' - 0"	D2	AL		AL	N/A		
716	716	WORKROOM	6' - 0"	7' - 0"					N/A		
720	720	CONSULTANTS/ CLIENTS COORDINATION MEETINGS	3' - 0"	8' - 0"	D2	AL		AL	N/A	PASSAGE LOCK	
721	721	DESIGN TEAM COORDINATION WORK ROOM	3' - 0"	8' - 0"	D2	AL		AL	N/A	PASSAGE LOCK	
722	732	ENTRY	3' - 0"	8' - 10"	D2	AL		AL		ENTRY LOCK, BUTTON RELEASE AT REC.	DOOR IS TO BE PROTECTED WITH ADDITIONAL WINDOW SPRINKLERS

DOOR NOTES

- COORDINATE FRAME SIZES WITH WALL THICKNESS AT NEW AND EXISTING CONDITIONS
- WINDOW SIZES SHOWN ARE GLASS OPENING DIMENSIONS
- PROVIDE SAFETY GLAZING WHERE REQUIRED BY BUILDING CODE
- 
- 

ABBREVIATIONS

- ALALUMINUM
- FFFACTORY FINISH
- GLGLASS
- HMHOLLOW METAL
- MFRMANUFACTURER
- MTLMETAL
- PFMPREFINISHED METAL FRAM
- PTPAINT
- SCSOLID CORE
- SGFSOLID GROUT FRAME
- SMOKE S LABEL (SMOKE LABEL)
- WDWOOD
- 20 MIN20 MIN. UL RATED DOOR ASSEMBLY
- 45 MIN45 MIN. UL RATED DOOR ASSEMBLY
- 60 MIN60 MIN. UL RATED DOOR ASSEMBLY
- 90 MIN90 MIN. UL RATED DOOR ASSEMBLY

LOCKING

- ACACCESS CONTROL
- CLCLASSROOM LOCK
- KLKEYPAD LOCK
- LALATCH
- LOLOCK
- OLOFFICE LOCK
- PPPUSH / PULL
- PRPRIVACY LOCK
- SLSTOREROOM LOCK

DOOR TYPES

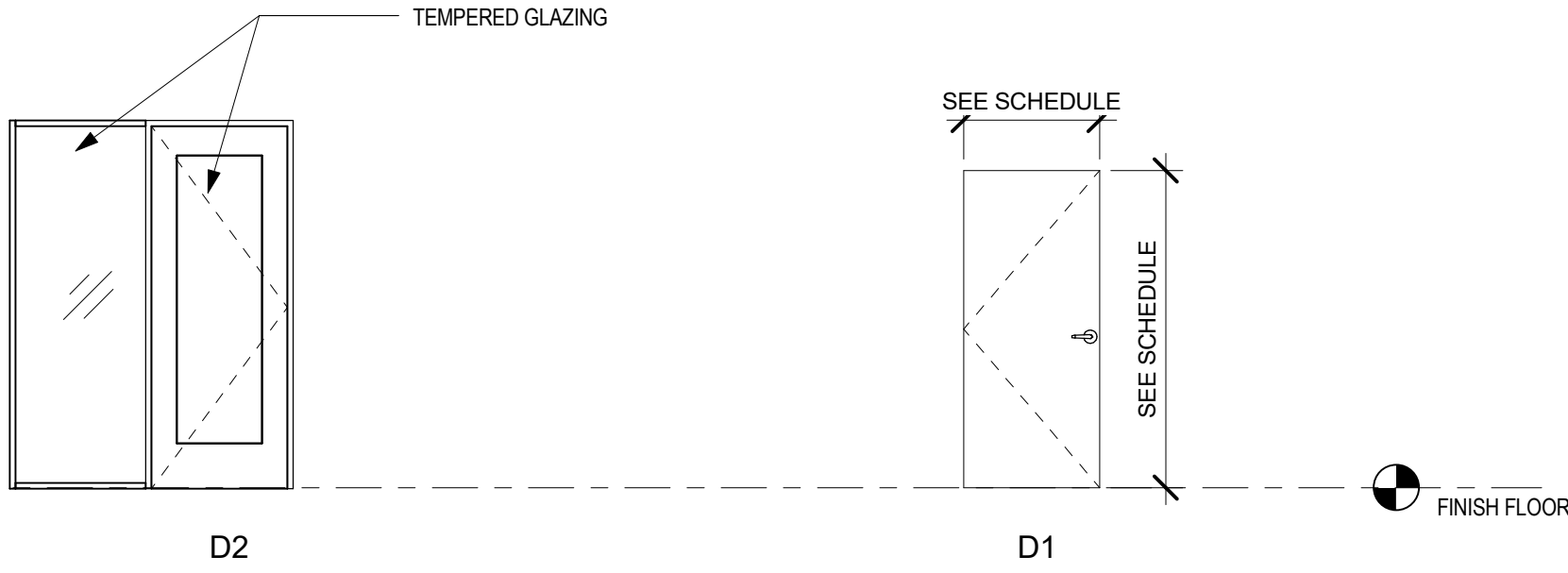
1/4" = 1'-0"

FRAME TYPES

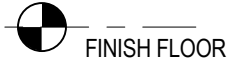
1/4" = 1'-0"

WINDOW TYPES

1/4" = 1'-0"



WINDOW SCHEDULE		
Family	Type	Sill Height



3. NEW / REMOVE CONSTRUCTION CUTTING & PATCHING BY GENERAL CONTRACTOR.
2. INSTALLATION WILL COMPLY WITH 2014 OREGON MECHANICAL SPECIALTY CODE (OMSC), 2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC), 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC) AND ASHRAE STANDARDS.
3. LOAD CALCULATIONS WERE PERFORMED WITH AN APPROVED EQUIVALENT COMPUTATION PROCEDURE AND EQUIPMENT SIZING AND CAPACITY DOES NOT EXCEED THE LOADS CALCULATED AS PER SECTION 503.2 OF THE OEESC.
4. SUPPLY & RETURN AIR DUCTWORK TO BE LINED WITH 1" - 1-1/2" SA INSULATION FOR AT LEAST 10' FROM AIR HANDLING EQUIPMENT, UNLESS NOTED OTHERWISE (INDOOR VS. OUTDOOR).
5. NEW DUCTWORK TO BE INSTALLED USING SHEET METAL RUN OUTS IN ACCORDANCE WITH SMACNA STANDARDS.
6. INSULATE & SEAL DUCTS AND PLENUMS PER OEESC 503.2.7 & OSMC 603.9. TERMINAL CONNECTIONS WILL USE NOT MORE THAN R-8 FLEXIBLE DUCTWORK. INSTALLATION OF FLEX DUCT WILL BE HUNG PROPERLY TO PROVIDE PROPER AIRFLOW WITHOUT RESTRICTION. ALL SUPPLY AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH A MINIMUM OF R-5 INSULATION WHEN LOCATED IN UNCONDITIONED SPACES (CEILINGS AND ATTICS) AND A MINIMUM OF R-8 INSULATION WHEN LOCATED OUTSIDE THE BUILDING. EXCEPTION: WHEN THE DESIGN TEMPERATURE DIFFERENCE BETWEEN THE INTERIOR AND EXTERIOR OF THE DUCT OR PLENUM DOES NOT EXCEED 15 DEG. F. (RETURN DUCTS ABOVE CEILINGS). DUCT RUN OUTS IN A CONDITIONED SPACE & EXHAUST DUCTS SHOULD BE UNINSULATED.
7. VOLUME DAMPERS OR OTHER MEANS OF SUPPLY AIR ADJUSTMENT SHALL BE PROVIDED IN THE BRANCH DUCTS OR AT EACH DUCT RUN OUT. RETURN AIR ADJUSTMENT SHALL BE PROVIDED IN THE BRANCH DUCTS OR OTHER MEANS OF SUPPLY AIR ADJUSTMENT USED IN BALANCING SHALL BE PROVIDED WITH ACCESS IN ACCORDANCE WITH SECTION 603.17 OF THE OMSC.
8. SHEET METAL DUCT JOINTS SHALL BE SEALED WITH MASTIC, WHERE MASTIC IS USED TO SEAL OPENINGS GREATER THAN 1/4", A COMBINATION OF MASTIC AND MESH SHALL BE USED.
9. REPLACE EXISTING DUCTWORK IF THE TERMINAL CONNECTION USES MORE THAN 20' OF FLEXIBLE DUCTWORK.
10. ALL MATERIALS & PRODUCTS USED WILL BE NEW UNLESS OTHERWISE DIRECTED BY THE OWNER. ALL EXISTING DUCTWORK, GRILLES & DIFFUSERS TO REMAIN, UNLESS OTHERWISE DIRECTED BY THE OWNER.
11. COORDINATE DEMOLITION OF EXISTING HVAC SYSTEMS WITH GENERAL CONTRACTOR. DEMOLITION TO BE COMPLETED BY THE GENERAL CONTRACTOR.
12. NEW LAY-IN CEILING SUPPLY DIFFUSERS TO BE TITUS PCS (PERFORATED, ADJUSTABLE CURVED BLADE CORE) OR EQUAL.
13. PROGRAMMABLE ROOM THERMOSTATS TO BE MOUNTED 48" ABOVE FINISHED FLOOR, PER SECTION 503.2.4 OF THE OEESC. THERMOSTATS SHALL BE CAPABLE OF CONTROLLING THE TEMPERATURE BETWEEN 55°F AND 85°F WITH A DEADBAND OF 5°F. THERMOSTATS SHALL BE ADJUSTABLE TO 1°F INCREMENTS. THERMOSTATS SHALL BE CAPABLE OF SETTING SCHEDULES. THERMOSTATS SHALL BE ABLE TO VARY THE START-UP TIME OF THE SYSTEM TO JUST MEET THE TEMPERATURE SET POINT AT THE TIME OF OCCUPANCY. PROVIDE A VANDAL PROOF GUARD FOR THERMOSTATS LOCATED IN PUBLIC AREAS AS REQUIRED.
14. OPERATION AND MAINTENANCE MANUAL(S) SHALL BE PROVIDED TO THE BUILDING OWNER BY THE MECHANICAL CONTRACTOR IN ACCORDANCE WITH SECTION 503.2.9.3 OF THE OEESC.

INSTALL NEW EXPOSED SPIRAL DUCTWORK TO  
SERVE NEW OFFICE LAYOUT.

1. USE THERMOFUSER GRILLE TO PROTECT SERVER RACKS IN HEATING SEASON.
2. UNDERCUT DOORS TO PROVIDE RETURN AIR PATH.

## NEW/CONNECT TO

USE OF HUNTER-DAVISON, INC. DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS

These Drawings, Specifications and other documents are prepared by Hunter-Davison, Inc. for this Project and unless otherwise provided, Hunter-Davison, Inc. shall be deemed the author of these documents and shall retain all common law, statutory and equitable rights therein. The Owner shall be permitted to retain copies of the Hunter-Davison, Inc. Drawings, Specifications or other documents for information and reference in connection with the Owner's use and occupancy of the Project. The Hunter-Davison, Inc. Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for addition to this Project or for completion of this Project, except with the written consent and with appropriate compensation to Hunter-Davison, Inc.

NOTES:  
1. ALL SIDEWALL RETURN GRILLES TO HAVE HORIZONTAL BLADES, PAINT INSIDE OF DUCT BLACK IF VISIBLE FROM ROOM.  
2. VERIFY FINISH AND COLOR WITH ARCH AND RCP DRAWINGS.  
3. EQUIVALENT PRODUCTS/MANUFACTURERS ARE ACCEPTABLE.



NOTES: 1. EXISTING UNIT TO BE RELOCATED.  
2. NEW UNIT.  
3. SMOKE DETECTOR.

ELECTRIC BUILDING - 7TH FLOOR  
CKA OFFICE REMODEL  
621 SW ALDER ST  
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Contractors Engineers  
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